

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE SOUTHERN DISTRICT OF NEW YORK**

In re:

SEARS HOLDINGS CORPORATION, *et al.*,¹

Debtors.

Chapter 11

Case No. 18-23538 (RDD)

(Jointly Administered)

Re: Docket No. 3211, 3298, 3299

Obj. Deadline: May 3, 2019 at 11:30 a.m. (ET)

**CURE OBJECTION OF ALAN ROBBINS, BENDERSON DEVELOPMENT
COMPANY LLC, BROOKFIELD PROPERTIES REIT, INC., GRAY ENTERPRISES,
LP, GRAZADIO INVESTMENT COMPANY, GREGORY GREENFIELD &
ASSOCIATES, LTD., LBA REALTY LLC, LF2 ROCK CREEK LP, NASSIMI
REALTY LLC, REGENCY CENTERS L.P., SITE CENTERS CORP., SPIGEL
PROPERTIES, THE WOODMONT COMPANY, AND WEINGARTEN REALTY
INVESTORS RELATING TO THE DEBTORS' NOTICES OF ASSUMPTION
AND ASSIGNMENT OF ADDITIONAL DESIGNATABLE LEASES
IN CONNECTION WITH GLOBAL SALE TRANSACTION**

Alan Robbins, Benderson Development Company LLC, Brookfield Properties REIT,
Inc., Gray Enterprises, LP, Graziadio Investment Company, Gregory Greenfield & Associates,
Ltd., LBA Realty LLC, LF2 Rock Creek LP, Nassimi Realty LLC, Regency Centers L.P., Site

¹ The Debtors in these chapter 11 cases, along with the last four digits of each Debtor's federal tax identification number, are as follows: Sears Holdings Corporation (0798); Kmart Holding Corporation (3116); Kmart Operations LLC (6546); Sears Operations LLC (4331); Sears, Roebuck and Co. (0680); ServiceLive Inc. (6774); A&E Factory Service, LLC (6695); A&E Home Delivery, LLC (0205); A&E Lawn & Garden, LLC (5028); A&E Signature Service, LLC (0204); FBA Holdings Inc. (6537); Innovel Solutions, Inc. (7180); Kmart Corporation (9500); MaxServ, Inc. (7626); Private Brands, Ltd. (4022); Sears Development Co. (6028); Sears Holdings Management Corporation (2148); Sears Home & Business Franchises, Inc. (6742); Sears Home Improvement Products, Inc. (8591); Sears Insurance Services, L.L.C. (7182); Sears Procurement Services, Inc. (2859); Sears Protection Company (1250); Sears Protection Company (PR) Inc. (4861); Sears Roebuck Acceptance Corp. (0535); Sears, Roebuck de Puerto Rico, Inc. (3626); SYW Relay LLC (1870); Wally Labs LLC (None); Big Beaver of Florida Development, LLC (None); California Builder Appliances, Inc. (6327); Florida Builder Appliances, Inc. (9133); KBL Holding Inc. (1295); KLC, Inc. (0839); Kmart of Michigan, Inc. (1696); Kmart of Washington LLC (8898); Kmart Stores of Illinois LLC (8897); Kmart Stores of Texas LLC (8915); MyGofer LLC (5531); Sears Brands Business Unit Corporation (4658); Sears Holdings Publishing Company, LLC. (5554); Sears Protection Company (Florida), L.L.C. (4239); SHC Desert Springs, LLC (None); SOE, Inc. (9616); StarWest, LLC (5379); STI Merchandising, Inc. (0188); Troy Coolidge No. 13, LLC (None); BlueLight.com, Inc. (7034); Sears Brands, L.L.C. (4664); Sears Buying Services, Inc. (6533); Kmart.com LLC (9022); Sears Brands Management Corporation (5365); SHC Licensed Business LLC (3718); and SHC Promotions LLC (9626). The location of the Debtors' corporate headquarters is 3333 Beverly Road, Hoffman Estates, Illinois 60179.

Centers Corp., Spigel Properties, The Woodmont Company, and Weingarten Realty Investors (the “Landlords”), by and through their undersigned counsel, hereby submit this objection and reservation of rights (the “Objection”) regarding the proposed cure amounts set forth in certain of the Debtors’ *Notices of Assumption and Assignment of Additional Designatable Leases* (each, a “Designation Notice,” and collectively, the “Designation Notices”).² In support of this Objection, the Landlords respectfully state as follows:

PRELIMINARY STATEMENT

1. This Objection addresses the Debtors’ obligations in connection with the possible assumption and assignment of the Leases (as defined below) to (i) pay the necessary cure amounts plus any additional pecuniary losses suffered by the Landlords; and (ii) cure all defaults, including Adjustment Amounts (as defined below) which have not yet been billed or have not yet become due under the terms of the Leases.

BACKGROUND

1. The Landlords are the owners, affiliates, or owners’ managing agents of properties located throughout the United States where the Debtors lease non-residential real estate pursuant to written leases (each, a “Lease,” and, collectively, the “Leases”) for the locations listed on the attached Exhibit A (the “Leased Premises”). Other than the non-retail locations identified on Exhibit A, the Leased Premises are located in shopping centers as that term is used in section 365(b)(3) of the Bankruptcy Code. *See In re Joshua Slocum, Ltd.*, 922 F.2d 1081, 1086-87 (3d Cir. 1990).

2. On October 15, 2018 (the “Petition Date”), each of the Debtors filed a voluntary petition for relief pursuant to chapter 11 of title 11 of the United States Code (the “Bankruptcy

² Docket Nos. 3211, 3298, and 3299.

Code”). The Debtors remain in possession of their properties and continue to manage their businesses as debtors-in-possession pursuant to Sections 1107 and 1108 of the Bankruptcy Code.

3. In connection with the sale of substantially all of the Debtors’ assets to Transform Holdco, LLC (“Transform,” or, the “Buyer”), the Debtors filed and served the *Notice of Cure Costs and Potential Assumption and Assignment of Executory Contracts and Unexpired Leases In Connection With Global Sale Transaction* on January 18, 2018, and the *Supplemental Notice of Cure Costs and Potential Assumption and Assignment of Executory Contracts and Unexpired Leases In Connection With Global Sale Transaction* on January 23, 2019 (each, a “Cure Notice,” and collectively, the “Cure Notices”).³ The Cure Notices set forth the initial proposed cure amount for each of the Debtors’ leases and contracts.

4. Between January 28, 2019 and January 31, 2019, Landlords filed three separate objections to the Cure Notices (individually, an “Initial Cure Objection”, and, collectively, the “Initial Cure Objections”)⁴ which challenged, among other things, the Debtors’ proposed cure amounts to assume the Leases. The Initial Cure Objections are restated and incorporated by reference herein.

5. On April 15, 2019, and April 19, 2019, the Debtors filed the Designation Notices.⁵ For most Leases, the Designation Notices restate the proposed cure amounts set forth in the Cure Notices. For others, the Debtors have revised their initial proposed cure amounts. Such revised cure amounts are denoted with an asterisk (*) as per the applicable Designation Notice.⁶

³ Docket Nos. 1731 and 1774, respectively. The Landlords have also filed responses to other cure notices and notices of assumption and assignment, as applicable, during these cases.

⁴ Docket Nos. 2063, 2244 and 2264.

⁵ Docket Nos. 3211, 3298, and 3299.

⁶ Docket No. 3298, ¶16.

6. Exhibit A, attached hereto, sets forth the Debtors' initial proposed cure amounts for the Leases under the column heading "Debtor Initial Cure Amount," as well as the Debtors' revised cure amount, if any, under the column heading "Debtor Amended Cure Amount" (collectively, the "Debtors' Proposed Cure Amounts").

OBJECTION

I. THE DEBTORS' PROPOSED CURE AMOUNTS ARE INCORRECT

7. The Landlords dispute the Debtors' Proposed Cure Amounts. The correct cure amounts for the Leases are set forth on Exhibit A attached hereto, in the column titled "Landlord Cure Amount," which include an estimate of attorneys' fees incurred to date (collectively, the "Landlords' Cure Amounts"). The Landlords reserve their right to amend the cure amounts to include additional fees and expenses which continue to accrue and any other obligations that arise and/or become known to the Landlords prior to assumption or assumption and assignment of the Leases.

8. Pursuant to the Leases, the Debtors are obligated to pay regular installments of fixed monthly rent, percentage rent, and/or gross rent, as well as a share of common area maintenance costs, real estate taxes, and insurance. Prior to assumption of the Leases, the Debtors are required by section 365(b)(1) of the Bankruptcy Code to cure all outstanding defaults under the Leases and compensate the Landlords for any actual pecuniary loss, including the payment of related attorneys' fees. *See* 11 U.S.C. §365(b)(1)(B). Bankruptcy Code section 365(b)(1) measures defaults as of the "time of assumption." *See, e.g., In re Rachels Industries, Inc.*, 109 B.R. 797, 811-812 (Bankr. W.D. Tenn. 1990).

9. Attorneys' fees due under the Leases are compensable. *See LJC Corp. v. Boyle*, 768 F.2d 1489, 1494-96 (D.C. Cir. 1985); *In re Bullock*, 17 B.R. 438, 439 (B.A.P. 9th Cir. 1982);

In re Crown Books Corp., 269 B.R. 12, 14-15 (Bankr. D. Del. 2001); *In re BAB Enterprises, Inc.*, 100 B.R. 982, 984 (Bankr. W.D. Tenn. 1989); *In re Westview 74th St. Drug Corp.*, 59 B.R. 747, 757 (Bankr. S.D.N.Y. 1986); *In re Ribs of Greenwich Vill., Inc.*, 57 B.R. 319, 322 (Bankr. S.D.N.Y. 1986). As part of the Landlords' pecuniary losses, they are entitled to attorneys' fees in connection with the Debtors' obligation to cure all monetary defaults under the Leases.

10. To the extent that rent, attorneys' fees, interest, and/or other charges continue to accrue, and/or the Landlords suffer other pecuniary losses with respect to the Leases, the Landlords hereby reserve the right to amend the Landlords' Cure Amounts to reflect such additional amounts or to account for year-end adjustments and other reconciliations, including, without limitation, adjustments for 2016, 2017, and 2018 (the "Adjustment Amounts"), which have not yet been billed or have not yet become due under the terms of the Leases.

II. THE LEASES MUST BE ASSUMED AND ASSIGNED CUM ONERE

11. Section 365(b)(3)(C) of the Bankruptcy Code provides that the assumption or assumption and assignment of a shopping center lease "is subject to all the provisions thereof" 11 U.S.C. § 365(b)(3)(C). Bankruptcy courts have described the assumption of an unexpired lease (a prerequisite to assignment under § 365(f)(2)(A)) as "an all-or-nothing proposition – either the whole contract [or lease] is assumed or the entire contract [or lease] is rejected." *See, e.g., In re CellNet Data Systems, Inc.*, 327 F.3d 242, 249 (3d Cir. 2003).

12. As the court noted in *In re Washington Capital Aviation & Leasing*, 156 B.R. 167, 175 n.3 (Bankr. E.D. Va. 1993):

Adequate assurance of future performance by the assignee is important because 11 U.S.C. § 365(k) "relieves the ... estate from any liability for any breach of such ... lease occurring after such assignment." A party subject to a contractually created obligation ordinarily cannot divest itself of liability by substituting another in its place without the consent of the party owed the duty. *See*

Douglas G. Baird and Thomas H. Jackson, *Bankruptcy* 285 (2d ed. 1990) (citing Restatement (Second) of Contracts § 318(3) (1981) (“delegation of performance ... does not discharge any duty or liability of the delegating obligor”)). While the assignee may be entitled to perform for the original obligor, the original obligor remains ultimately liable until discharged by performance or otherwise. Section 365(k) changes this common law rule and relieves the estate from all liability under the lease following assignment.

See also In re Rickel Home Centers, Inc., 209 F.3d 291, 299 (3d Cir. 2000) (Adequate assurance is “necessary to protect the rights of the non-debtor party to the contract or lease, because assignment relieves the trustee and the estate from liability arising from a post-assignment breach.”). The Debtors are not entitled to the benefits and protections of section 365(k) unless the Leases are assumed and assigned *cum onere* – with all benefits and burdens. *See, e.g., American Flint Glass Workers Union v. Anchor Resolution Corp.*, 197 F.3d 76 (3d Cir. 1999).

13. Accordingly, as adequate assurance of future performance under the Leases, the Buyer must be responsible to satisfy the Adjustment Amounts, if any, when due in accordance with the terms of the Leases, regardless of whether such Adjustment Amounts were incurred before or after assumption and assignment of the Leases.

14. The Debtors must also be required to comply with all contractual obligations to indemnify and hold the Landlords harmless with regard to events which occurred before assumption or assumption and assignment but which were not known to the Landlords as of the date of the assumption or assumption and assignment. This includes, but is not limited to, (i) claims for personal injury that occurred at the Leased Premises, (ii) damage and destruction to the Leased Premises or property by the Debtors or their agents, and (iii) environmental damage or clean-up. To cure possible pre-assumption and assignment non-monetary defaults and provide adequate assurance of future performance with respect to the indemnification obligations

under the Leases, either (a) Transform must be required to assume all responsibility for any and all such claims, notwithstanding anything to the contrary contained in a plan or any court order, or (b) Transform must be required to demonstrate or obtain adequate insurance (by purchase of “tail” coverage or otherwise) in order to satisfy potential indemnification obligations based on events or occurrences that occurred prior to the effective date of an assignment. Such claims for indemnity could include claims for personal injury occurring at the Leased Premises where the Landlords are joined as a party to a lawsuit or for damage and destruction of property by the Debtors or their agents or employees.

RESERVATION OF RIGHTS

15. The Landlords reserve the right to amend and/or supplement this Objection, including, without limitation, to add or supplement objections to the Debtors’ Proposed Cure Amounts, including any future or supplemental cure notices, and to raise any additional objections to the potential assumption or assumption and assignment of the Leases.

JOINDER IN OBJECTIONS OF SIMILARLY SITUATED PARTIES

16. To the extent not inconsistent with this Objection, the Landlords join in the objections of other landlords and contract counterparties to the Debtors’ proposed assumption or assumption and assignment of leases.

CONCLUSION

WHEREFORE, the Landlords request that the Court enter an order: (i) conditioning the assumption or assumption and assignment of the Leases on the Debtors and/or Transform promptly paying the Landlords' Cure Amounts; (ii) requiring the Debtors or any proposed assignee to continue to comply with all obligations under the Leases, including payment of the Adjustment Amounts and satisfaction of any indemnification obligations in the ordinary course of business; and (iii) granting such other and further relief as the Court deems just and proper.

Dated: New York, New York
May 3, 2019

KELLEY DRYE & WARREN LLP

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Exhibit A**Alan Robbins**

<u>Store No.</u>	<u>Mall/Store Name</u>	<u>Location</u>	<u>Debtor Initial Cure Amount</u>	<u>Debtor Amended Cure Amount</u>	<u>Landlord Cure Amount¹</u>
7329	Kmart	Loveland, CO	\$0.00	<i>Unchanged</i>	\$98,825.00
4819	Kmart	Lakeport, CA	\$0.00	<i>Unchanged</i>	\$112,629.84

Benderson Development Company LLC

<u>Store No.</u>	<u>Mall/Store Name</u>	<u>Location</u>	<u>Debtor Initial Cure Amount</u>	<u>Debtor Amended Cure Amount</u>	<u>Landlord Cure Amount¹</u>
3415	Delaware Hertel Plaza	Buffalo, NY	\$13,151.00	<i>Unchanged</i>	\$47,289.29
3842	Kmart Plaza	Oakdale, CA	\$0.00	<i>Unchanged</i>	\$254,592.00
3021	Kmart	Auburn, ME	\$0.00	<i>Unchanged</i>	\$152,500.00
7068	Kmart	Midland, MI	\$0.00	<i>Unchanged</i>	\$148,340.50

Brookfield Properties REIT, Inc.

<u>Store No.</u>	<u>Mall/Store Name</u>	<u>Location</u>	<u>Debtor Initial Cure Amount</u>	<u>Debtor Amended Cure Amount</u>	<u>Landlord Cure Amount¹</u>
2597	Animas Valley Mall (Sears)	Farmington, NM	\$13,299.00	\$0.00*	\$14,828.41
2628	Bayshore Mall (Sears)	Eureka, CA	\$24,142.00	\$0.00*	\$67,992.11
1274	Chesterfield Towne Center (Sears)	Richmond, VA (Chesterfield)	\$6,667.00	<i>Unchanged</i>	\$277,209.31
1585	Governors Square	Tallahassee, Florida	\$0.00	<i>Unchanged</i>	\$12,500.00
1775	Pembroke Lakes	Pembroke Pines, FL	\$100,865.00	\$0.00*	\$605,213.46
2388	Prince Kuhio Plaza	Hilo(Sur), HI	\$27,641.00	\$0.00*	\$198,664.35
1678	Shoppes at Carlsbad (Sears)	Carlsbad, CA	\$0.00	<i>Unchanged</i>	\$185,233.17
1248	Southland Mall	Hayward, CA	\$3,677.00	<i>Unchanged</i>	\$47,960.29
1624	Staten Island Mall	Staten Island, NY	\$49,588.00	\$0.00*	\$568,998.40
1728	Tucson Mall	Tucson, AZ	\$2,083.00	<i>Unchanged</i>	\$17,192.80
2059	West Valley Mall (Sears)	Tracy (San Francisco), CA	\$0.00	<i>Unchanged</i>	\$12,500.00
1684	Woodbridge Center	Woodbridge , NJ	\$13,765.00	\$0.00*	\$758,558.10
2092 ²	Fox River Mall	Appleton, WI	\$5,065.00	<i>Unchanged</i>	\$17,565.00

¹ Each Landlord Cure Amount, other than LBA affiliate landlords, includes an estimated \$12,500.00 in accrued attorneys' fees. The Landlord Cure Amount does not include charges that are billed or come due after the filing of this Objection. The Landlords reserve the right to amend the Objection to include such amounts. The Debtors must timely pay all rent and other lease charges as they come due under the Leases, and the Landlords reserve the right to payment (and to amend this Objection if necessary) for any amounts that come due under the Leases through the date of any cure payment.

² This location was listed on Exhibit 1 to the Designation Notice filed on April 15, 2019 [D.I. 3211]. The Landlord filed an objection to the Debtors' proposed cure amount for this location on April 23, 2019 [D.I. 3315]. The objection deadline with respect to this location was then extended from April 29, 2019 at 4:00 p.m. (ET) to May 3, 2019 at 11:30 a.m. (ET) by agreement between counsel to the Landlord and counsel to the Buyer. The Landlord repeats and incorporates by reference its previous objection, and the Landlord Cure Amount herein is amended to reflect the current amounts owed.

1681	Kapiolani Retail	Honolulu, HI	\$55,958.00	\$0.00*	\$27,957.65
1508 ³	Northridge Fashion Center GSPH	Northridge, CA	\$41,043.00	Unchanged	\$835,476.16
1434 ³	Willowbrook NJ GSPH 2017	Wayne, NJ	\$22,215.00	Unchanged	\$1,205,570.03

Gray Enterprises, LP

<u>Store No.</u>	<u>Mall/Store Name</u>	<u>Location</u>	<u>Debtor Initial Cure Amount</u>	<u>Debtor Amended Cure Amount</u>	<u>Landlord Cure Amount¹</u>
4047	Kmart	Costa Mesa, CA	\$50,190.00	Unchanged	\$292,998.93

Graziadio Investment Company

<u>Store No.</u>	<u>Mall/Store Name</u>	<u>Location</u>	<u>Debtor Initial Cure Amount</u>	<u>Debtor Amended Cure Amount</u>	<u>Landlord Cure Amount¹</u>
3127	Kmart	Temple City, CA	\$42,774.00	\$0.00*	\$55,037.36

Gregory Greenfield & Associates, Ltd.

<u>Store No.</u>	<u>Mall/Store Name</u>	<u>Location</u>	<u>Debtor Initial Cure Amount</u>	<u>Debtor Amended Cure Amount</u>	<u>Landlord Cure Amount¹</u>
1097	South Park Mall	San Antonio, TX	\$53,337.00	\$0.00*	\$12,500.00

LBA Realty LLC

<u>Store No.</u>	<u>Mall/Store Name</u>	<u>Location</u>	<u>Debtor Initial Cure Amount</u>	<u>Debtor Amended Cure Amount</u>	<u>Landlord Cure Amount⁴</u>
8720	Non-Retail	Melrose Park, IL	\$0.00	Unchanged	\$31,629.91 ⁵
8748	Non-Retail	San Diego, CA	\$0.00	Unchanged	\$120,200.71
8808	Non-Retail	Santa Ana, CA	\$0.00	Unchanged	\$162,957.01
8825	Non-Retail	Winter Park, FL	\$0.00	Unchanged	\$1,667,402.20 ⁶
8870	Non-Retail	Dallas, TX	\$156.12	Unchanged	\$196,434.79 ⁷

LF2 Rock Creek LP

<u>Store No.</u>	<u>Mall/Store Name</u>	<u>Location</u>	<u>Debtor Initial Cure Amount</u>	<u>Debtor Amended Cure Amount</u>	<u>Landlord Cure Amount¹</u>
9608	Rock Creek Plaza Kmart	Auburn, CA	\$56,680.01	Unchanged	\$142,436.54

³ These locations were listed on Exhibit 1 to the Designation Notice filed by Transform on April 19, 2019 at Docket No. 3299. All other locations listed on this Exhibit 1 (excluding Store No. 2092) were included on the Designation Notice filed April 19, 2019 at Docket No. 3298.

⁴ Each Landlord Cure Amount for LBA affiliated landlords includes an estimated \$17,500.00 in accrued attorneys' fees.

⁵ Landlord Cure Amount assumes setoff of prepetition credit balance against post-petition obligations. If prepetition credit balance is not offset, Landlord Cure Amount would be \$209,038.85 for post-petition accrued obligations.

⁶ Landlord Cure Amount includes full estimated amount of Hurricane Work (\$1,400,000.00) that Tenant is required to perform under the terms and conditions of the Lease.

⁷ Landlord Cure Amount assumes setoff of prepetition credit balance against post-petition obligations. If prepetition credit balance is not offset, Landlord Cure Amount would be \$217,587.51 for post-petition accrued obligations.

Nassimi Realty LLC

<u>Store No.</u>	<u>Mall/Store Name</u>	<u>Location</u>	<u>Debtor Initial Cure Amount</u>	<u>Debtor Amended Cure Amount</u>	<u>Landlord Cure Amount¹</u>
3963	Market Street Square	Elizabethtown, PA	\$230.00	<i>Unchanged</i>	\$14,741.04

Regency Centers L.P.

<u>Store No.</u>	<u>Mall/Store Name</u>	<u>Location</u>	<u>Debtor Initial Cure Amount</u>	<u>Debtor Amended Cure Amount</u>	<u>Landlord Cure Amount¹</u>
3873	Pike Creek Kmart	Wilmington, DE	\$0.00	<i>Unchanged</i>	\$67,268.96

Site Centers Corp.

<u>Store No.</u>	<u>Mall/Store Name</u>	<u>Location</u>	<u>Debtor Initial Cure Amount</u>	<u>Debtor Amended Cure Amount</u>	<u>Landlord Cure Amount¹</u>
7570	Plaza Rio Hondo (Kmart)	Bayamon, PR (Rio Hondo)	\$10,194.00	<i>Unchanged</i>	\$40,170.88
7566	Plaza Del Atlantico (Kmart)	Arecibo, PR (Atlantico)	\$32,529.00	<i>Unchanged</i>	\$96,815.50
2355	Plaza Del Norte	Hatillo, PR (Plaza Del Norte)	\$13,613.00	\$0.00*	\$12,500.00

Spigel Properties

<u>Store No.</u>	<u>Mall/Store Name</u>	<u>Location</u>	<u>Debtor Initial Cure Amount</u>	<u>Debtor Amended Cure Amount</u>	<u>Landlord Cure Amount¹</u>
9354	Griffith Park Plaza	Griffith, IN	\$6,915.91	<i>Unchanged</i>	\$64,155.34

The Woodmont Company

<u>Store No.</u>	<u>Mall/Store Name</u>	<u>Location</u>	<u>Debtor Initial Cure Amount</u>	<u>Debtor Amended Cure Amount</u>	<u>Landlord Cure Amount¹</u>
1984	McKinley Mall	Buffalo/Hamburg, NY	\$30,255.00	\$0.00*	\$49,028.77

Weingarten Realty Investors

<u>Store No.</u>	<u>Mall/Store Name</u>	<u>Location</u>	<u>Debtor Initial Cure Amount</u>	<u>Debtor Amended Cure Amount</u>	<u>Landlord Cure Amount¹</u>
3667	Six Forks Station	Raleigh, NC	\$2,723.00	<i>Unchanged</i>	\$107,978.63
7471	Prospector's Plaza	Placerville, CA	\$25,732.80	\$14,113.41*	\$196,387.00 ⁸

⁸ Landlord Cure Amount does not include tenant's cost of compliance with El Dorado County Building Department Plan Check Corrections for Permit Application #119373, received April 4, 2019, relating to certain improvements (enclosed garden shop) constructed contrary to issued permit.

CERTIFICATE OF SERVICE

The undersigned hereby certified that a true and correct copy of the foregoing instrument has been served via electronic mail and/or first class mail, postage pre-paid on this 3rd day of May, 2019 upon the parties listed below and electronically via ECF notification upon all parties requesting service via ECF notification:

Sears Holdings Management Corporation
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Attn: Luke Valentino (luke.valentino@searshc.com)
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U.S. Federal Office Building

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New York, NY 10014

/s/ Robert L. LeHane

Robert L. LeHane

Cure Notice -- Alan Robbins

Accounts Receivable Though January 24, 2019

Lakeport Kmart Store #4819
2019 South Main Street, Lakeport, Ca. 95453

Oct-18	Paid	
Nov-18	Paid	
Dec-18	\$50,064.92	
Jan-18	\$50,064.92	
Total		\$100,129.84

Loveland Kmart Store #7329
2665 W Eisenhower, Loveland, Colorado 80537

Oct-18	\$21,581.25	
Nov-18	\$21,581.25	
Dec-18	\$21,581.25	
Jan-18	\$21,581.25	
Total		\$86,325.00

Grand Total \$186,454.84

STATEMENT

RE - 2039 Kmart
Delaware Hertel Plaza
1001 Hertel Avenue
Buffalo
NY 14216

Remit to: Mississippi DHP, LLC
PO Box 823201
Philadelphia, PA 19182-3201

Kmart Corporation
Kmart #3415
c/o Sears, Roebuck and Co.
Attn.: V.P Real Estate, Dept 824 RE
3333 Beverly Road
Hoffman Estates, IL 60179

PROPERTY NUMBER 2039
UNIT NUMBER 001
STATEMENT DATE 04/30/19
ACCOUNT NUMBER 00003344
LEASE NUMBER 00045904

Your Account with us reflects the following amount due.
Please mail your payment as soon as possible. Thank You.
Address questions to your Account Representative, Julie V. Colin
at (716)878-9366 or JulieColin@benderson.com

Date	Ty	Document Number	Remark	Invoice Amount	Open Balance
05/13/08	RN	5187341 001	Roof Repair	2,902.54	2,902.54
10/19/12	RN	7525822 001	Stripe Parking Lot	1,920.99	1,920.99
10/19/12	RN	7525822 002	15% AO	288.15	288.15
10/20/14	RN	8237621 001	Weed Wacking/Brush Hog	265.35	265.35
10/20/14	RN	8237621 002	15% A&O	39.80	39.80
10/20/14	RN	8237622 001	Brush Hog/Weedwack Fence Lin	265.35	265.35
10/20/14	RN	8237622 002	15% A&O	39.80	39.80
12/30/17	RN	9417222 001	Legal Fees	483.34	483.34
05/29/18	RN	9583270 001	Legal Fees	114.66	114.66
10/18/18	RN	9754703 001	Return Check	29,120.83	13,151.34
02/19/19	RN	9847814 001	Jet & Vac Catch Basin	570.94	570.94
02/19/19	RN	9847814 002	15% A&O	85.64	85.64
04/15/19	RN	9875190 001	2019 COUNTY TAX	14,661.39	14,661.39

Balance Due 34,789.29

*** FOR PROPER APPLICATION OF PAYMENT TO YOUR ACCOUNT: ***
*** YOU MUST REFERENCE DOCUMENT NUMBER AND LEASE NUMBER WITH YOUR REMITTANCE. ***

Note - Please remember to forward your payment to the P.O. Box noted
above. Please make sure to allow for sufficient mailing time
to assure timely application of your payment.

Current	31- 60	61- 90	91- 120	Over 120
14,661.39		656.58		19,471.32



STATEMENT

570 DELAWARE AVENUE BUFFALO, NEW YORK 14202
716.886.0211.PH 716.886.2269.FX

RE - 2160 Kmart
K Mart #3842
175 S Maag Avenue
Oakdale
CA 95361
Oakdale, CA

Remit to:

MSF Oakdale, LLC
PO Box 823201
Philadelphia, PA 19182-3201

Kmart Corporation
Kmart #3842
c/o Sears, Roebuck and Co.
Attn.: VP Real Estate, Dept 824 RE
3333 Beverly Road
Hoffman Estates, IL 60179

PROPERTY NUMBER 2160
UNIT NUMBER 001
STATEMENT DATE 01/24/19
ACCOUNT NUMBER 00003344
LEASE NUMBER 00048327

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

Your Account with us reflects the following amount due.
Please mail your payment as soon as possible. Thank You.
Address questions to your Account Representative, Sharon L. Alcorn
at (941)360-7237 or SharonAlcorn@benderson.com

Date	Ty	Document Number	Remark	Invoice Amount	Open Balance
01/01/19	RD	9830001 001	Rent	242,092.00	242,092.00
				Balance Due	242,092.00

*** FOR PROPER APPLICATION OF PAYMENT TO YOUR ACCOUNT: ***
*** YOU MUST REFERENCE DOCUMENT NUMBER AND LEASE NUMBER WITH YOUR REMITTANCE. ***

Note - Please remember to forward your payment to the P.O. Box noted
above. Please make sure to allow for sufficient mailing time
to assure timely application of your payment.

Current	31- 60	61- 90	91- 120	Over 120
242,092.00				

THIS STATEMENT SHOWS CHARGES WHICH ARE DUE ACCORDING TO THE TERMS OF YOUR LEASE. RENTS ARE DUE AND PAYABLE ON THE FIRST OF THE MONTH
AND ALL OTHER CHARGES BILLED ARE DUE AND PAYABLE UNDER THE TERMS OF YOUR LEASE.

**BENDERSON
DEVELOPMENT**570 DELAWARE AVENUE BUFFALO, NEW YORK 14202
716.886.0211.PH 716.886.2269.FX

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STATEMENTRE - 2166 Kmart
K Mart #3021
603 Center Street
Auburn
ME 04101 Auburn, ME

Remit to:

First Berkshire Properties, LLC
PO Box 823201
Philadelphia, PA 19182-3201Kmart Corporation
Kmart #3021
c/o Sears, Roebuck and Co.
Attn.: VP Real Estate, Dept 824 RE
3333 Beverly Road
Hoffman Estates, IL 60179PROPERTY NUMBER 2166
UNIT NUMBER 001
STATEMENT DATE 01/24/19
ACCOUNT NUMBER 00003344
LEASE NUMBER 00048493

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

Your Account with us reflects the following amount due.
 Please mail your payment as soon as possible. Thank You.
 Address questions to your Account Representative, Sharon L. Alcorn
 at (941)360-7237 or SharonAlcorn@benderson.com

Date	Ty	Document Number	Remark	Invoice Amount	Open Balance
01/01/19	RD	9830008 001	Rent	140,000.00	140,000.00
Balance Due					140,000.00

*** FOR PROPER APPLICATION OF PAYMENT TO YOUR ACCOUNT: ***
 *** YOU MUST REFERENCE DOCUMENT NUMBER AND LEASE NUMBER WITH YOUR REMITTANCE. ***

Note - Please remember to forward your payment to the P.O. Box noted
 above. Please make sure to allow for sufficient mailing time
 to assure timely application of your payment.

Current	31- 60	61- 90	91- 120	Over 120
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140,000.00

THIS STATEMENT SHOWS CHARGES WHICH ARE DUE ACCORDING TO THE TERMS OF YOUR LEASE. RENTS ARE DUE AND PAYABLE ON THE FIRST OF THE MONTH
 AND ALL OTHER CHARGES BILLED ARE DUE AND PAYABLE UNDER THE TERMS OF YOUR LEASE.



BENDERSON DEVELOPMENT

570 DELAWARE AVENUE BUFFALO, NEW YORK 14202
716.886.0211.PH 716.886.2269.FX

STATEMENT

RE - 2173 Kmart
K Mart #7068 Midland, MI
1820 South Saginaw Road
Midland
MI 48640

Remit to:

First Berkshire Properties, LLC
PO Box 823201
Philadelphia, PA 19182-3201

Kmart Corporation
Kmart #7068
c/o Sears, Roebuck and Co.
Attn.: VP Real Estate, Dept. 824 RE
3333 Beverly Road
Hoffman Estates, IL 60179

PROPERTY NUMBER 2173
UNIT NUMBER 001
STATEMENT DATE 01/24/19
ACCOUNT NUMBER 00003344
LEASE NUMBER 00048334

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

Your Account with us reflects the following amount due.
Please mail your payment as soon as possible. Thank You.
Address questions to your Account Representative, Julie V. Colin
at (716)878-9366 or JulieColin@benderson.com

Date	Ty	Document Number	Remark	Invoice Amount	Open Balance
01/01/19	RD	9830011 001	Rent	135,840.50	135,840.50
Balance Due				135,840.50	

*** FOR PROPER APPLICATION OF PAYMENT TO YOUR ACCOUNT: ***
*** YOU MUST REFERENCE DOCUMENT NUMBER AND LEASE NUMBER WITH YOUR REMITTANCE. ***

Note - Please remember to forward your payment to the P.O. Box noted
above. Please make sure to allow for sufficient mailing time
to assure timely application of your payment.

Current 31- 60 61- 90 91- 120 Over 120

135,840.50

THIS STATEMENT SHOWS CHARGES WHICH ARE DUE ACCORDING TO THE TERMS OF YOUR LEASE. RENTS ARE DUE AND PAYABLE ON THE FIRST OF THE MONTH
AND ALL OTHER CHARGES BILLED ARE DUE AND PAYABLE UNDER THE TERMS OF YOUR LEASE.

BROOKFIELD PROPERTIES REIT, INC.				
Location	Sears Amount	LL Claim Objection Filed 1/28/2019	LL POC Filed	LL Amount due as of 4/30/2019
Woodbridge Center	\$13,765.00	\$654,867.93	\$746,058.10	\$746,058.10
Staten Island	\$49,588.00	\$465,540.90	\$556,498.40	\$556,498.40
Pembroke Lakes	\$100,865.00	\$206,190.50	\$551,140.04	\$592,713.46
Prince Kuhio Plaza	\$27,641.00	\$185,039.25	\$185,664.32	\$186,164.35
Kapiolani Retail	\$0.00	\$14,141.15	\$15,018.82	\$15,457.65
Southland Mall	\$0.00	\$31,810.42	\$35,460.29	35460.29
	\$191,859.00	\$1,557,590.15	\$2,089,839.97	\$2,132,352.25

Pg 20 of 55							
Store No.	Mall/Store Name	Location	Debtor Original Cure Amount	Debtor Amended Cure Amount	LL Claim Objection Filed 1/28/2019	LL POC Filed	LL Amount due as of 5/1/2019
2597	Animas Valley Mall (Sears)	Farmington, NM	\$13,299.00	\$0.00*	\$0.00	\$2,328.41	\$2,328.41
2628	Bayshore Mall (Sears)	Eureka, CA	\$24,142.00	\$0.00*	\$54,928.71	\$55,304.31	\$55,492.11
1274	Chesterfield Towne Center (Sears)	Richmond, VA (Chesterfield)	\$6,667.00	<i>Unchanged</i>	\$0.00	\$257,023.84	\$264,709.31
1678	Shoppes at Carlsbad (Sears)	Carlsbad, CA	\$0.00	<i>Unchanged</i>	\$39,023.56	\$183,327.06	\$172,733.17
1585	Governors Square	Tallahassee, Florida	\$0.00	<i>Unchanged</i>	\$0.00	\$100.00	\$0.00
1728	Tucson Mall	Tucson, AZ	\$2,083.00	<i>Unchanged</i>	\$4,692.80	\$10,148.04	\$4,692.80
1508	Northridge Fashion Center GSPH	Northridge, CA	\$41,043.00	<i>Unchanged</i>	\$347,712.26	\$729,125.90	\$822,976.16
1434	Willowbrook NJ GSPH 2017	Wayne, NJ	\$22,215.00	<i>Unchanged</i>	\$1,047,785.86	\$985,723.35	\$1,193,070.03

Lease Unpaid ChargesGraziadio Investments, LLC
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Page 1

Tenant: K Mart Corporation #3127(t0000023)

Date	Description	Ctl	Charge	Payment	Net Due	Balance
10/16/2018	1st Half Pa...	C-26952	20,978.97	13,518.21	7,460.76	7,460.76
12/10/2018	Water Bill fo...	C-27460	499.22	0.00	499.22	7,959.98
03/01/2019	2018 CAM...	C-28322	-6,333.44	0.00	-6,333.44	1,626.54
04/01/2019	Monthly C...	C-28568	5,621.19	4,624.95	996.24	2,622.78
04/01/2019	Estimated ...	C-28569	764.37	0.00	764.37	3,387.15
04/01/2019	2nd Half P...	C-28628	20,978.98	0.00	20,978.98	24,366.13
05/01/2019	Monthly C...	C-28818	5,621.19	0.00	5,621.19	29,987.32
05/01/2019	Estimated ...	C-28819	764.37	0.00	764.37	30,751.69
05/01/2019	Retail Rent ...	C-28820	11,785.67	0.00	11,785.67	42,537.36

SEARS ACCOUNTS RECEIVABLES SUMMARY

3035 FORSYTH ROAD WINTER PARK, FL		SEARS HOLDING CORPORATION		ESCROW PREPAID RENT		NET BALANCE
Pre-Petition Billing and Payment Detail		Post-Petition Billing and Payment Detail		Original Prepaid Rent		(524,876.76)
9/1/2018 BASE RENT	43,093.33	1/1/2018 UNAPPLIED PAYMENT	(4,055.79)	Applied to March 2019 Rent	43,093.33	
10/1/2018 BASE RENT	43,093.33	12/3/2018 UNAPPLIED PAYMENT	(7,001.25)	Applied to April 2019 Rent	43,093.33	
10/1/2018 UNAPPLIED PAYMENT	(7,001.25)	1/1/2019 CAM REGULAR	65,995.00	Applied to May 2019 Rent	43,093.33	
2/1/2019 2018 CAM Rec - Pre-petition (8/24/18-10/14/18)	33,419.99	1/1/2019 FL SALES&USE TAX - RENT	2,714.88			
2/1/2019 FL SALES&USE TAX - CMR - Pre-petition	2,072.04	1/1/2019 INSURANCE	1,401.00			
		1/1/2019 BASE RENT	43,093.33			
		1/1/2019 TAXES	12,924.00			
		1/7/2019 PAYMENT RECEIVED	(46,999.24)			
		1/22/2019 PAYMENT RECEIVED	(43,734.73)			
		1/22/2019 PAYMENT RECEIVED	(548.10)			
		1/30/2019 PAYMENT RECEIVED	(7,001.25)			
		2/1/2019 JANUARY FL SALES&USE TAX TRUE-UP	2,240.56			
		2/1/2019 JANUARY CAM TRUE-UP	(43,487.00)			
		2/1/2019 CAM REGULAR	22,508.00			
		2/1/2019 FL SALES&USE TAX - CAM	1,395.50			
		2/1/2019 INSURANCE	1,401.00			
		2/1/2019 FL SALES&USE TAX - INS	86.86			
		2/1/2019 BASE RENT	43,093.33			
		2/1/2019 FL SALES&USE TAX - RENT	2,671.79			
		2/1/2019 TAXES	12,924.00			
		2/1/2019 FL SALES&USE TAX - TAXES	801.29			
		2/1/2019 2018 CAM Rec - Post-petition (10/15/18-12/31/18)	13,506.52			
		2/1/2019 FL SALES&USE TAX - CMR - Post-petition	837.40			
		2/6/2019 PAYMENT RECEIVED	(46,999.24)			
		2/27/2019 PAYMENT RECEIVED	(7,001.25)			
		3/1/2019 CAM REGULAR	22,508.00			
		3/1/2019 FL SALES&USE TAX - CAM	1,395.50			
		3/1/2019 FL SALES&USE TAX - RENT	2,671.79			
		3/1/2019 INSURANCE	1,401.00			
		3/1/2019 FL SALES&USE TAX - INS	86.86			
		3/1/2019 TAXES	12,924.00			
		3/1/2019 FL SALES&USE TAX - TAXES	801.29			
		4/1/2019 CAM REGULAR	22,508.00			
		4/1/2019 FL SALES&USE TAX - CAM	1,395.50			
		4/1/2019 FL SALES&USE TAX - RENT	2,671.79			
		4/1/2019 INSURANCE	1,401.00			
		4/1/2019 FL SALES&USE TAX - INS	86.86			
		4/1/2019 TAXES	12,924.00			
		4/1/2019 FL SALES&USE TAX - TAXES	801.29			
		4/8/2019 PAYMENT RECEIVED	(3,905.91)			
		4/10/2019 PAYMENT RECEIVED	(7,001.25)			
		5/1/2019 CAM REGULAR	22,508.00			
		5/1/2019 FL SALES&USE TAX - CAM	1,395.50			
		5/1/2019 FL SALES&USE TAX - RENT	2,671.79			
		5/1/2019 INSURANCE	1,401.00			
		5/1/2019 FL SALES&USE TAX - INS	86.86			
		5/1/2019 TAXES	12,924.00			
		5/1/2019 FL SALES&USE TAX - TAXES	801.29			
Total Outstanding Charges:	114,677.44		135,224.77	(395,596.77)		(145,694.56)

2065 GEORGE STREET MELROSE PARK, IL		SEARS HOLDING CORPORATION		ESCROW PREPAID RENT		NET BALANCE
Pre-Petition Billing and Payment Detail		Post-Petition Billing and Payment Detail		Original Prepaid Rent		(795,736.92)
6/27/2018 UNAPPLIED PAYMENT	(140,329.82)	1/7/2018 UNAPPLIED PAYMENT	(2,559.92)	Applied to November 2018 Rent	65,331.44	
7/30/2018 UNAPPLIED PAYMENT	(77,182.51)	12/3/2018 UNAPPLIED PAYMENT	(11,861.07)	Applied to December 2018 Rent	65,331.44	
2/1/2019 2018 CAM Rec - Pre-petition (4/5/18-10/14/18)	24,766.66	1/1/2019 CAM REGULAR	31,964.00	Applied to January 2019 Rent	65,331.44	
2/1/2019 2017 2nd Installment Tax True-up	14,346.73	1/1/2019 INSURANCE	1,718.00	Applied to February 2019 Rent	65,331.44	

1/1/2019 TAXES	7.00	Applied to March 2019 Rent	65,331.44
1/6/2019 PAYMENT RECEIVED	(17,162.51)	Applied to April 2019 Rent	65,331.44
1/7/2019 PAYMENT RECEIVED	(2,559.92)	Applied to May 2019 Rent	67,291.38
1/30/2019 PAYMENT RECEIVED	(77,192.51)		
2/1/2019 CAM REGULAR	31,964.00		
2/1/2019 INSURANCE	1,718.00		
2/1/2019 TAXES	84,367.00		
2/1/2019 2018 CAM Rec - Post-petition (10/15/18-12/31/18)	10,009.32		
2/6/2019 PAYMENT RECEIVED	(2,559.92)		
2/25/2019 PAYMENT RECEIVED	(72,724.84)		
2/27/2019 PAYMENT RECEIVED	(77,192.51)		
3/1/2019 CAM REGULAR	31,964.00		
3/1/2019 INSURANCE	1,718.00		
3/1/2019 TAXES	84,367.00		
3/5/2019 PAYMENT RECEIVED	(2,559.92)		
4/1/2019 CAM REGULAR	31,964.00		
4/1/2019 INSURANCE	1,718.00		
4/1/2019 TAXES	84,367.00		
4/6/2019 PAYMENT RECEIVED	(2,559.92)		
4/10/2019 PAYMENT RECEIVED	(77,192.51)		
4/30/2019 PAYMENT RECEIVED	(2,559.92)		
5/1/2019 CAM REGULAR	31,964.00		
5/1/2019 INSURANCE	1,718.00		
5/1/2019 TAXES	84,367.00		

Total Outstanding Charges:	(179,488.94)	191,538.85	(336,456.90)	(323,326.99)
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1055 HANOVER STREET SEARS HOLDING CORPORATION				ESCROW PREPAID RENT		NET BALANCE
WILKES BARRE, PA						
Pre-Petition Billing and Payment Detail		Post-Petition Billing and Payment Detail		Original Prepaid Rent	(3,720,035.10)	
5/1/2018 INSURANCE	2,437.17	11/1/2018 INSURANCE	2,437.17	Applied to November 2018 Rent	305,421.60	
6/1/2018 INSURANCE	2,437.17	12/1/2018 INSURANCE	2,437.17	Applied to December 2018 Rent	305,421.60	
7/1/2018 INSURANCE	2,437.17	1/1/2019 CAM REGULAR	8,748.00	Applied to January 2019 Rent	305,421.60	
8/1/2018 INSURANCE	2,437.17	1/1/2019 INSURANCE	3,755.00	Applied to February 2019 Rent	305,421.60	
9/1/2018 INSURANCE	2,437.17	2/1/2019 CAM REGULAR	8,748.00	Applied to March 2019 Rent	305,421.60	
10/1/2018 INSURANCE	2,437.17	2/1/2019 INSURANCE	3,755.00	Applied to April 2019 Rent	305,421.60	
2/1/2019 2018 CAM Rec - Pre-petition (4/5/18-10/14/18)	122,457.06	2/1/2019 2018 CAM Rec - Post-petition (10/15/18-12/31/18)	48,490.42	Applied to May 2019 Rent	314,584.25	
		2/1/2019 1/19-6/19 TAX REIMBURSEMENT	102,758.87			
		3/1/2019 CAM REGULAR	8,748.00			
		3/1/2019 INSURANCE	3,755.00			
		3/1/2019 LATE FEE	1,250.30			
		4/1/2019 CAM REGULAR	8,748.00			
		4/1/2019 INSURANCE	3,755.00			
		5/1/2019 CAM REGULAR	8,748.00			
		5/1/2019 INSURANCE	3,755.00			
Total Outstanding Charges:	137,080.07		220,888.93		(1,572,921.25)	(1,214,952.25)

1 IMESON PARK BLVD SEARS HOLDING CORPORATION				ESCROW PREPAID RENT		NET BALANCE
JACKSONVILLE, FL						
Pre-Petition Billing and Payment Detail		Post-Petition Billing and Payment Detail		Original Prepaid Rent	(2,385,798.90)	
2/1/2019 2018 CAM Rec - Pre-petition (4/5/18-10/14/18)	51,555.88	1/1/2019 CAM REGULAR	5,990.00	Applied to November 2018 Rent	195,878.40	
2/1/2019 FL SALES&USE TAX - CMR	3,454.24	1/1/2019 INSURANCE	7,970.00	Applied to December 2018 Rent	195,878.40	
		1/1/2019 FL SALES&USE TAX	13,319.73	Applied to January 2019 Rent	195,878.40	
		1/7/2019 PAYMENT RECEIVED	(16,452.71)	Applied to February 2019 Rent	195,878.40	
		2/1/2019 JANUARY FL SALES&USE TAX TRUE-UP	739.44	Applied to March 2019 Rent	195,878.40	
		2/1/2019 FL SALES&USE TAX - RENT	13,123.85	Applied to April 2019 Rent	195,878.40	
		2/1/2019 CAM REGULAR	5,990.00	Applied to May 2019 Rent	201,754.75	
		2/1/2019 FL SALES&USE TAX - CAM	401.33			
		2/1/2019 INSURANCE	7,970.00			
		2/1/2019 FL SALES&USE TAX - INS	533.99			
		2/1/2019 2018 CAM Rec - Post-petition (10/15/18-12/31/18)	20,836.05			
		2/1/2019 FL SALES&USE TAX - CMR	1,386.02			
		2/6/2019 PAYMENT RECEIVED	(16,452.71)			

3/1/2019 FL SALES&USE TAX - RENT	13,123.85
3/1/2019 CAM REGULAR	5,990.00
3/1/2019 FL SALES&USE TAX - CAM	401.33
3/1/2019 INSURANCE	7,970.00
3/1/2019 FL SALES&USE TAX - INS	533.99
3/5/2019 PAYMENT RECEIVED	(16,452.71)
4/1/2019 FL SALES&USE TAX - RENT	13,123.85
4/1/2019 CAM REGULAR	5,990.00
4/1/2019 FL SALES&USE TAX - CAM	401.33
4/1/2019 INSURANCE	7,970.00
4/1/2019 FL SALES&USE TAX - INS	533.99
4/5/2019 PAYMENT RECEIVED	(16,452.71)
5/1/2019 FL SALES&USE TAX - RENT	13,517.57
5/1/2019 CAM REGULAR	5,990.00
5/1/2019 FL SALES&USE TAX - CAM	401.33
5/1/2019 INSURANCE	7,970.00
5/1/2019 FL SALES&USE TAX - INS	533.99

Total Outstanding Charges: 55,010.12 96,910.80 (1,008,773.75) (856,852.83)

1600 ROE STREET DALLAS, TX		SEARS, ROEBUCK AND COMPANY		ESCROW PREPAID RENT		NET BALANCE
Pre-Petition Billing and Payment Detail		Post-Petition Billing and Payment Detail		Original Prepaid Rent		
1/1/2018 INSURANCE	216.00	11/1/2018 INSURANCE	216.00	Applied to February 2018 Rent	(2,311,396.50)	190,547.83
2/1/2018 INSURANCE	216.00	12/1/2018 INSURANCE	216.00	Applied to March 2018 Rent		190,547.83
3/1/2018 INSURANCE	216.00	1/1/2019 CAM REGULAR	7,521.00	Applied to April 2018 Rent		190,547.83
4/1/2018 INSURANCE	216.00	1/8/2019 PAYMENT RECEIVED	(7,120.00)	Applied to May 2018 Rent		190,547.83
4/13/2018 2017 CAM REC CREDIT	(8,026.62)	2/1/2019 INSURANCE	7,521.00	Applied to June 2018 Rent		190,547.83
5/1/2018 INSURANCE	216.00	2/1/2019 BASE RENT	194,684.92	Applied to July 2018 Rent		190,547.83
6/1/2018 INSURANCE	216.00	2/1/2019 2018 CAM Rec - Post-petition (10/15/18-12/31/18)	(4,154.41)	Applied to August 2018 Rent		194,684.92
7/1/2018 INSURANCE	216.00	2/7/2019 PAYMENT RECEIVED	(201,804.92)	Applied to September 2018 Rent		194,684.92
8/1/2018 INSURANCE	216.00	3/1/2019 INSURANCE	7,521.00	Applied to October 2018 Rent		194,684.92
9/1/2018 INSURANCE	216.00	3/1/2019 BASE RENT	194,684.92	Applied to November 2018 Rent		194,684.92
10/1/2018 INSURANCE	216.00	3/5/2019 PAYMENT RECEIVED	(201,804.92)	Applied to December 2018 Rent		194,684.92
2/1/2019 2018 CAM Rec - Pre-petition (1/1/18-10/14/18)	(15,286.10)	4/1/2019 INSURANCE	7,521.00	Applied to January 2019 Rent		194,684.92
		4/1/2019 BASE RENT	194,684.92			
		3/5/2019 PAYMENT RECEIVED	(201,804.92)			
		5/1/2019 INSURANCE	7,521.00			
		5/1/2019 BASE RENT	194,684.92			

Total Outstanding Charges: (21,152.72) 200,087.51 0.00 178,934.79

860 SHERMAN STREET SAN DIEGO, CA		SEARS, ROEBUCK AND COMPANY		ESCROW PREPAID RENT		NET BALANCE
Pre-Petition Billing and Payment Detail		Post-Petition Billing and Payment Detail		Original Prepaid Rent		
12/18/2018 8/16/18-9/17/18 Elec	1,467.30	12/10/2018 UNAPPLIED PAYMENT	(467.71)	Applied to February 2018 Rent	(704,838.48)	58,105.75
12/18/2018 9/18/18-10/14/18 Elec	860.42	12/18/2018 10/15/18 - 10/17/18 Elec	95.60	Applied to March 2018 Rent		58,105.75
2/1/2019 2018 CAM Rec - Pre-petition (1/1/18-10/14/18)	20,553.78	1/1/2019 CAM REGULAR	2,926.00	Applied to April 2018 Rent		58,105.75
		1/1/2019 JANUARY CAM CATCH-UP	178.19	Applied to May 2018 Rent		58,105.75
		1/1/2019 INSURANCE	1,005.00	Applied to June 2018 Rent		58,105.75
		1/1/2019 TAXES	7,131.00	Applied to July 2018 Rent		58,105.75
		1/4/2019 PAYMENT RECEIVED	(7,811.00)	Applied to August 2018 Rent		59,367.33
		1/7/2019 PAYMENT RECEIVED	(3,976.88)	Applied to September 2018 Rent		59,367.33
		1/16/2018 10/18/18-11/16/18 Elec	936.77	Applied to October 2018 Rent		59,367.33
		1/30/2019 PAYMENT RECEIVED	(7,811.00)	Applied to November 2018 Rent		59,367.33
		2/1/2019 BASE RENT	59,367.33	Applied to December 2018 Rent		59,367.33
		2/1/2019 CAM REGULAR	2,926.00	Applied to January 2019 Rent		59,367.33

2/1/2019	FEBRUARY CAM CATCH-UP	1,005.00
2/1/2019	INSURANCE	7,131.00
2/1/2019	TAXES	5,586.04
2/1/2019	2018 CAM Rec - Post-petition (10/15/18-12/31/18)	(63,344.21)
2/6/2019	PAYMENT RECEIVED	877.39
2/7/2019	11/18-12/18 ELECTRIC	(5,771.00)
2/27/2019	PAYMENT RECEIVED	59,367.33
3/1/2019	BASE RENT	2,926.00
3/1/2019	CAM REGULAR	178.19
3/1/2019	MARCH CAM CATCH-UP	1,005.00
3/1/2019	INSURANCE	7,131.00
3/1/2019	TAXES	(63,344.21)
3/7/2019	PAYMENT RECEIVED	872.40
3/18/2019	12/17-1/16/19 ELECTRIC	833.21
3/18/2019	1/17-2/17/19 ELECTRIC	59,367.33
4/1/2019	BASE RENT	3,104.19
4/1/2019	CAM REGULAR	1,005.00
4/1/2019	INSURANCE	7,131.00
4/1/2019	TAXES	(51.25)
4/8/2019	PAYMENT RECEIVED	(63,344.21)
4/8/2019	PAYMENT RECEIVED	(7,131.00)
4/10/2019	PAYMENT RECEIVED	59,367.33
5/1/2019	BASE RENT	3,104.19
5/1/2019	CAM REGULAR	1,005.00
5/1/2019	INSURANCE	7,131.00
5/1/2019	TAXES	

Total Outstanding Charges:	22,881.50	79,819.21	0.00	102,700.71
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500 WEST WARNER AVE SEARS, ROEBUCK AND COMPANY		ESCROW PREPAID	
SANTA ANA, CA		RENT	NET BALANCE
Pre-Petition Billing and Payment Detail		Original Prepaid Rent	
4/4/2018 2017 CAM REC CREDIT	(2,302.47)	Applied to February 2018 Rent	105,275.33
5/1/2018 7/17-12/31/17 UTILITY CREDIT	(22,703.42)	Applied to March 2018 Rent	105,275.33
2/1/2019 2018 CAM Rec - Pre-petition (1/1/18-10/14/18)	(1,091.29)	Applied to April 2018 Rent	105,275.33
2/1/2019 Electricity 3/23/18-4/24/18	2,868.01	Applied to May 2018 Rent	105,275.33
2/1/2019 Electricity 4/25/18-5/24/18	4,204.34	Applied to June 2018 Rent	105,275.33
2/1/2019 Electricity 5/23/18-6/22/18	6,211.85	Applied to July 2018 Rent	105,275.33
2/1/2019 Electricity 6/22/18-7/24/18	7,628.17	Applied to August 2018 Rent	107,561.08
2/1/2019 Electricity 7/24/18-8/22/18	7,620.27	Applied to September 2018 Rent	107,561.08
2/1/2019 Electricity 8/22/18-9/21/18	6,345.50	Applied to October 2018 Rent	107,561.08
2/1/2019 Electricity 9/21/18-10/14/18	3,956.75	Applied to November 2018 Rent	107,561.08
		Applied to December 2018 Rent	107,561.08
		Applied to January 2019 Rent	107,561.08
		2/1/2019 BASE RENT	107,561.08
		2/1/2019 CAM REGULAR	5,192.00
		2/1/2019 INSURANCE	1,665.00
		2/1/2019 TAXES	11,840.00
		2/1/2019 2018 CAM Rec - Post-petition (10/15/18-12/31/18)	(296.59)
		2/1/2019 Electricity 10/15/18-10/21/18	1,154.05
		2/1/2019 Electricity 10/22/18-11/20/18	4,156.84
		2/1/2019 Electricity 11/20/18-12/21/18	3,591.04
		2/1/2019 Electricity 12/21/18-12/31/18	3,728.63
		2/6/2019 PAYMENT RECEIVED	(114,737.55)
		2/27/2019 PAYMENT RECEIVED	(12,797.16)
		3/1/2019 BASE RENT	107,561.08
		3/1/2019 CAM REGULAR	5,192.00
		3/1/2019 INSURANCE	1,665.00
		3/1/2019 TAXES	11,840.00
		3/7/2019 PAYMENT RECEIVED	(114,737.55)
		4/1/2019 BASE RENT	107,561.08
		4/1/2019 CAM REGULAR	5,192.00
		4/1/2019 INSURANCE	1,665.00
		4/1/2019 TAXES	11,840.00
		4/8/2019 PAYMENT RECEIVED	(114,737.55)

4/10/2019 PAYMENT RECEIVED	132,727.10
4/1/2019 BASE RENT	107,501.08
4/1/2019 CAM REGULAR	5,192.00
4/1/2019 INSURANCE	1,665.00
4/1/2019 TAXES	11,840.00

Total Outstanding Charges:

12,727.71

132,728.30

145,457.01

LF 2 Rock Creek LP	
4/1/19 Rent -	\$15,666.67
5/1/19 Rent	\$15,666.67
2018 CAM	\$69,532.30
2019 CAM (Jan. - May)	\$29,070.90
TOTAL	\$129,936.54

Centrecorp Management Services LLLP

4400 A North Freeway, Ste 900, Houston, TX 77022

Main 713.692.6131 Fax 713.692.7543



May 2, 2019

K-Mart Corp-Store #9608

c/o Sears, Roebuck & Co.

Attn: VP Real Estate Dept 824 RE

3333 Beverly Rd Hoffman Estates, IL 60179

Re: CAM ACTUAL - 2745 Bell Road Auburn, CA 95603

Dear Tenant:

In accordance with the conditions and terms of your Lease Agreement at the above referenced property, please find enclosed a statement for the 2018 CAM ACTUALS and BASE RENT, in the total amount of \$ 100,865.64. Amounts are due from the tenant as follows:

5/1/2019 - 2018 CAM ACTUAL	\$ 69532.30
4/1/2019 - APRIL BASE RENT	\$ 15,666.67
5/1/2019 - MAY BASE RENT	\$ 15,666.67

Total	\$ 100,865.64
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Please remit payments by April 8, 2019 to "LF2 Rock Creek LP" and send to:

Centrecorp Management Services LLLP

4400 A North Freeway Ste. 900

Houston, TX 77022

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "Anas Maguz", with a stylized flourish at the end.

Anas Maguz
General Manager

Rock Creek Plaza (BU# 64656)

City of Auburn, County of Placer, State of California

Operating Expense GROUND LEASE - COMMON AREA ONLY

January 1, 2018 to December 31, 2018

Actual
KMART

		\$ 508,297	
Insurance	<i>common area only incl -addend 15</i>	(31,751)	\$ 29,453
Hydro	<i>common area only incl -addend 15</i>	(19,731)	34,600
Water	<i>common area only incl -addend 15</i>		-
Building Repairs & Maintenance	<i>excl b/c pay only common area</i>	(7,985)	
Roof Repairs & Maintenance	<i>excl b/c pay only common area</i>	(4,423)	
Parking Lot Repairs & Maintenance	<i>excl amortization</i>	(12,459)	30,826
Maintenance Contracts & Salaries	<i>excl admin sal (addendum 15)</i>	(44,409)	36,995
Electrical			10,465
Plumbing			1,975
General Repairs & Maintenance	<i>excl sewer line amortization</i>	(2,238)	20,519
Permanent Mall Features			-
Seasonal Décor	<i>excl b/c not shared exterior exp</i>	-	
Pest Control	<i>excl b/c not shared exterior exp</i>	(1,917)	
Service Rentals			-
Landscaping			35,913
Snow Removal			-
Signs			-
Security	<i>common area only</i>	(21,537)	-
Waste Removal	<i>common area only</i>		19,459
Office	<i>excl (addendum 15)</i>	(18,851)	
Professional & Consulting	<i>excl (addendum 15)</i>	-	
Mechanical, Electrical, Utility Room	<i>excl - silent</i>	-	
Management Expense	<i>excl (addendum 15)</i>	(122,791)	
Operating Expense		<u>\$ 220,205</u>	<u>\$ 220,205</u>
Area of all Buildings in Shopping Centre		/	<u>204,591</u>
Rate per Square Foot			<u>\$ 1.08</u>

Building: 64656 LF2 ROCK CREEK LP

Due Date/

Aging Date 5/2/2019

Check Date Invoice

Check Date	Remark	Ty	Number	Item	Date	Original Amount	Open Amount	1 - 30	31 - 60	61 - 90	91 - 120	Over 120
00008277	CULTURE SHOCK YOGURT J & R GIUDICELLI					5,588.87	3,415.87	3,410.87				5.00
00009682	AT&T WIRELESS					14,463.30-	289.70	289.70				
00008829	AT&T WIRELESS(ENTRE VENTURES INC)											
00008049	BANK OF AMERICA					5,838.78-	7,646.91	9,657.21		67.00		2,077.30-
00008050	BASKIN & ROBBINS (FUN TIME ICE)					14,432.99	6,023.70	3,745.77	57.00	114.00		2,106.93
00008053	BEVERAGES & MORE					1,984.94-	21,382.31	21,382.31		126.00-		126.00
00008054	CHECK INTO CASH					47,653.26-	5,172.82	5,070.50	290.04-			392.36
00009770	CHIPOTLE MEXICAN GRILL					10,781.84	6,725.33	6,725.33				
00011072	CRICKET WIRELESS					3,361.67	3,064.67	3,064.67				
00008058	KMART					100,865.64	100,865.64	85,198.97	15,666.67			
00009142	MAGIC NAILS					8,558.76-	5,236.10	5,100.24	43.00	129.00		36.14-
00008060	MCDONALDS					23,062.48	23,062.48	22,788.31	9,764.26-	8,361.00-		18,399.43
00009178	MICHAELS STORES, INC. STORE #1247					16,802.10	33,484.18	33,304.74		01-		179.45
00008061	PACIFIC DENTAL					222,256.92-	13,157.08	13,404.08	87.00	261.00		595.00-
00009577	PANERA BREAD					12,043.70	12,618.12	12,818.70	42.00	84.00		326.58-
00008062	PAYLESS SHOE SOURCE					120,452.42-	11,431.84	98.79	5,666.67	5,666.67		29-
00008063	PETCO					145,104.76-	25,530.06	25,990.53		25,327.99-		24,867.52
00008064	PIZZA EXPRESS					126,107.15-	4,360.39	4,810.17		119.84-	2,236.85	2,566.79-
00008066	RITE AID					58,689.51	54,313.64	54,152.01	161.63			
00008067	S & J CIGARETTES					54,706.29-	5,864.32-	4,688.34				10,552.66-
00008068	STARBUCKS					85,820.47-	10,482.75	10,302.75	473.85-			653.85
00008070	STRINGGS ITALIAN CAFE					12,460.61-	29,207.30-	930.67				30,137.97-
00011013	STRINGGS ITALIAN CAFE (2)					68,447.96	61,674.96	8,937.96	227.00	383.00		52,127.00
00008069	SUPERCUTS					64,603.41-	3,184.22	4,376.77	70.00-	70.00-		982.55-
00009216	ULTA SALON					41,944.95	28,207.75	27,791.01		144.00		272.74
00008072	UPS STORE, THE					91,563.42-	5,062.71	4,905.43	30.00	60.00		67.28
00008073	VALET CLEANERS					44,795.66-	8,111.40	4,408.40				3,703.00
00010026	WINGSTOP					41,355.56-	4,907.04	243.00-	6,699.00	229.16	229.16-	1,548.96-
Building: 64656	LF2 ROCK CREEK LP					424,340.05	377,111.23	377,111.23	18,081.82	26,867.01-	1,937.69	54,076.32
Grand Total						424,340.05	377,111.23	377,111.23	18,081.82	26,867.01-	1,937.69	54,076.32

G/L Date	G/L Offset	Remark	Gross Am	Open Amount
04/01/2019	RENT	BASE RENT	15666.67	15666.67
05/01/2019	OPAC	2018 CAM ACTUAL	69532.3	69532.3
05/01/2019	RENT	BASE RENT	15666.67	15666.67
			2136261	100865.6

Cut-off Date: 01-22-2019
Based Upon: Accounting Date

Property: MSS MARKET STREET SQUARE SC

Unit	Charge Date	Charge Type	Description	Current Balance	Future Activity	Current 0-30 Days	Over 30 Days	Over 60 Days	Over 90 Days	Over 120 Days
Tenant: KMART-MSS KMART #3963				Last Payment Date: 10-09-2018 Check No.: 32035662 Amount: 56,038.88						
Lease: MSS-KMART3963(0)										
10	02-01-2018	RET	Real Estate Tax Chge	.01						.01
	06-02-2018	CAMREC	2016 CAM Rec Charge	2,241.03						2,241.03
Unit 10 Totals:				2,241.04	.00	.00	.00	.00	.00	2,241.04
Lease MSS-KMART3963(0) Totals:				2,241.04	.00	.00	.00	.00	.00	2,241.04
Tenant KMART-MSS Totals:				2,241.04	.00	.00	.00	.00	.00	2,241.04
Property MSS Totals:				2,241.04	.00	.00	.00	.00	.00	2,241.04

Kmart
Pike Creek
Acceleration of Rent

Lease # 15501
Tenant # 251600

Lease Begin Date: 07/25/90
Lease End Date: 01/31/21
Actual Moveout Date:

Date filed BK 10/15/18

Security Deposit: -
Applied to: -
\$ -

AR Balance as of 10/14/18

Balance on pre-petition rents through 10/14/18 \$ -

Post Petition rents due through 04/30/19

1/10/2019	RETP	54,768.96	REAL ESTATE TAX REC PRIOR YEAR
Balance on Post petition rents due through 04/30/19		<u>\$ 54,768.96</u>	

Total Administrative Claim (stub + post-petition) \$ 54,768.96

Total AR Balance as of 4/30/19 \$ 54,768.96

Post-petition rents due 05/01/19 - 01/31/21

BASE 05/01/19 - 01/31/21	(40,217.33 x 21 months)	844,563.93	
Accrued RET 01/01/19 - 01/31/21	(5,873.25 x 25 months)	146,831.25	T does not contribute to CAM or INS
Balance on Post petition rents due for 05/01/19 - 01/31/21		<u>\$ 991,395.18</u>	

Total Amt Due through end of term (01/31/21) \$ 1,046,164.14

1 years rent		
BASE	(40,217.33 x 12 months)	482,607.96
RET	(5,873.25 x 12 months)	70,479.00
1 Year's worth of rent		<u>\$ 553,086.96</u>

15% of remaining TERM		
Using 10/15/18 as beginning of remaining term		
Balance of Post Petition rent through 3/31/19		54,768.96
Balance of remaining from 04/01/19 - 01/31/21		<u>991,395.18</u>
Total of amt for remaining term		991,395.18
	15%	
15% of remaining TERM		<u>\$ 148,709.28</u>

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As of Tuesday, April 23, 2019

Building	Tenant Number	Lease Number	Bill Code	Invoice Date	Total Open	Any to 0 Days	0 to 30 Days	31 to 60 Days	61 to 90 Days	90 to 120 Days	Over 120 Days
K MART #7570											
60080 - PLAZA RIO HONDO	103390	00070354	PTR	2/2/2017	135.77						135.77
60080 - PLAZA RIO HONDO	103390	00070354	PTR	2/16/2018	135.77						135.77
60080 - PLAZA RIO HONDO	103390	00070354	PTR	8/9/2018	135.68						135.68
60080 - PLAZA RIO HONDO	103390	00070354	PTR	2/5/2019	135.64				135.64		
60080 - PLAZA RIO HONDO	103390	00070354	RET	2/5/2019	27,128.02				27,128.02		
					27,670.88				27,263.66		407.22
Total 60080 - PLAZA RIO HONDO					27,670.88				27,263.66		407.22

NEW DELAWARE ADDITIONAL FILING
 \$15 Centers Corp.
 All Company

As of Tuesday, April 23, 2019

Building	Tenant Number	Lease Number	Bill Code	Invoice Date	Total Open	Any to 0 Days	0 to 30 Days	31 to 60 Days	61 to 90 Days	90 to 120 Days	Over 120 Days
KMART #7566											
60083 - PLAZA DEL ATLANTICO	103390	00071616	PTR	9/1/2013	241.83						241.83
60083 - PLAZA DEL ATLANTICO	103390	00071616	PTR	2/13/2014	76.74						76.74
60083 - PLAZA DEL ATLANTICO	103390	00071616	PTR	8/19/2014	76.71						76.71
60083 - PLAZA DEL ATLANTICO	103390	00071616	PTR	3/2/2015	76.71						76.71
60083 - PLAZA DEL ATLANTICO	103390	00071616	PTR	5/1/2015	38.77						38.77
60083 - PLAZA DEL ATLANTICO	103390	00071616	PTR	6/1/2015	243.93						243.93
60083 - PLAZA DEL ATLANTICO	103390	00071616	PTR	7/1/2015	243.93						243.93
60083 - PLAZA DEL ATLANTICO	103390	00071616	PTR	8/1/2015	243.93						243.93
60083 - PLAZA DEL ATLANTICO	103390	00071616	PTR	9/23/2015	76.85						76.85
60083 - PLAZA DEL ATLANTICO	103390	00071616	PRY	3/8/2016	76.85						76.85
60083 - PLAZA DEL ATLANTICO	103390	00071616	PTR	8/3/2016	76.85						76.85
60083 - PLAZA DEL ATLANTICO	103390	00071616	PTR	1/23/2017	76.85						76.85
60083 - PLAZA DEL ATLANTICO	103390	00071616	PTR	8/14/2017	126.41						126.41
60083 - PLAZA DEL ATLANTICO	103390	00071616	PTR	2/15/2018	107.19						107.19
60083 - PLAZA DEL ATLANTICO	103390	00071616	CAPA	3/28/2018	-2,418.08						-2,418.08
60083 - PLAZA DEL ATLANTICO	103390	00071616	INPA	3/28/2018	-455.02						-455.02
60083 - PLAZA DEL ATLANTICO	103390	00071616	PTR	3/28/2018	-55.15						-55.15
60083 - PLAZA DEL ATLANTICO	103390	00071616	REPA	3/28/2018	-3,007.19						-3,007.19
60083 - PLAZA DEL ATLANTICO	103390	00071616	RTB	3/28/2018	-5,149.90						-5,149.90
60083 - PLAZA DEL ATLANTICO	103390	00071616	UAC	4/27/2018	-3,844.51						-3,844.51
60083 - PLAZA DEL ATLANTICO	103390	00071616	RET	8/7/2018	24,080.26						24,080.26
60083 - PLAZA DEL ATLANTICO	103390	00071616	CAP	2/2/2019	43,411.28				43,411.28		
60083 - PLAZA DEL ATLANTICO	103390	00071616	INP	2/2/2019	9,470.55				9,470.55		
60083 - PLAZA DEL ATLANTICO	103390	00071616	PTR	2/2/2019	264.41				264.41		
60083 - PLAZA DEL ATLANTICO	103390	00071616	PTR	2/4/2019	119.80				119.80		
60083 - PLAZA DEL ATLANTICO	103390	00071616	RET	2/4/2019	23,960.46				23,960.46		
60083 - PLAZA DEL ATLANTICO	103390	00071616	UAC	3/14/2019	-3,844.50			-3,844.50			
					84,315.96			-3,844.50	77,226.50		10,933.96
Total 60083 - PLAZA DEL ATLANTICO					84,315.96			-3,844.50	77,226.50		10,933.96

Lease Ledger

Tenant: kmart Date: 01/28/2019

Date	Description	Unit	Charge	Payment	Balance	Chg/Rec	Hold
7/1/2018	CAM Reimbursements (07/2018)	430A	5,243.00	0.00	5,243.00	C-254419	No
7/1/2018	Rent (07/2018)	430A	21,309.75	0.00	26,552.75	C-254420	No
7/3/2018	Chk# lb CK#32033463		0.00	26,552.75	0.00	R-175133	
8/1/2018	CAM Reimbursements (08/2018)	430A	5,243.00	0.00	5,243.00	C-255855	No
8/1/2018	Rent (08/2018)	430A	21,309.75	0.00	26,552.75	C-255856	No
8/6/2018	Chk# lb CK#32034169		0.00	26,552.75	0.00	R-176329	
8/27/2018	2017 Cam Prior Yr		-1,771.96	0.00	-1,771.96	C-258403	No
9/1/2018	CAM Reimbursements (09/2018)	430A	5,243.00	0.00	3,471.04	C-257394	No
9/1/2018	Rent (09/2018)	430A	21,309.75	0.00	24,780.79	C-257395	No
9/5/2018	Chk# lb ck#032034862		0.00	26,552.75	-1,771.96	R-177488	
9/21/2018	KMart #09354 Payless reimbursement 4/1-6/30/18 (Payable) ctr# 185383		-1,214.33	0.00	-2,986.29	P-185383	
10/1/2018	CAM Reimbursements (10/2018)	430A	5,243.00	0.00	2,256.71	C-259174	No
10/1/2018	Rent (10/2018)	430A	21,309.75	0.00	23,566.46	C-259175	No
10/4/2018	Chk# 4484 to payable		0.00	-1,214.33	24,780.79	K-124610	
10/10/2018	Chk# lb ck#032035535		0.00	26,552.75	-1,771.96	R-178591	
11/1/2018	CAM Reimbursements (11/2018)	430A	5,243.00	0.00	3,471.04	C-260874	No
11/1/2018	Rent (11/2018)	430A	21,309.75	0.00	24,780.79	C-260875	No
11/7/2018	Chk# lb ck#034000058		0.00	26,552.75	-1,771.96	R-179627	
12/1/2018	CAM Reimbursements (12/2018)	430A	5,243.00	0.00	3,471.04	C-262344	No
12/1/2018	Rent (12/2018)	430A	21,309.75	0.00	24,780.79	C-262345	No
12/7/2018	Chk# lb ck#034000482		0.00	26,552.75	-1,771.96	R-180645	
12/21/2018	Kmart # 09354 Payless reimbursement 7/1-9/30/18 (Payable) ctr# 188172		-1,351.01	0.00	-3,122.97	P-188172	
1/1/2019	CAM Reimbursements (01/2019)	430A	5,243.00	0.00	2,120.03	C-263740	No
1/1/2019	Rent (01/2019)	430A	21,309.75	0.00	23,429.78	C-263741	No
1/4/2019	Chk# 4509 to payable		0.00	-1,351.01	24,780.79	K-126495	
1/7/2019	Chk# lb ck#034000886		0.00	26,552.75	-1,771.96	R-181639	
1/28/2019	2018 Prior Yr Prop. Taxes		51,254.89	0.00	49,482.93	C-266302	No
1/28/2019	2018 Prior Yr Cam :Reversed by Charge Ctrl# 266306		-22,969.71	0.00	26,513.22	C-266303	No
1/28/2019	:Reverse Charge Ctrl#266303 Wrong amount		22,969.71	0.00	49,482.93	C-266306	Yes
1/28/2019	2018 Prior Year Cam and Insurance		-24,380.34	0.00	25,102.59	C-266309	No
2/1/2019	CAM Reimbursements (02/2019)	430A	5,243.00	0.00	30,345.59	C-265102	No
2/1/2019	Rent (02/2019)	430A	21,309.75	0.00	51,655.34	C-265103	No

**GRIFFITH CENTER
2018 TAX & CAM RECONCILIATION
KMART # 9354**

PROPERTY TAXES

Total Taxes	52,448.52
Square Feet of Tenant	112,074
Square Feet of Center	114,684
Tenant's Pro-Rata Share	97.7242%
Total Taxes x Pro-Rata Share	51,254.89
Paid for 2018	-
Tax Balance Due	<u>51,254.89</u>

CAM & INSURANCE EXPENSES

Snow Removal	3,470.00
Landscaping Maint-Ext	19,836.75
Admin Fee - 5%	1,165.34
Common Area Elec	
Property/Liability Insurance	14,961.00
Total CAM Expenses	<u>39,433.09</u>
Square Feet of Tenant	112,074
Square Feet of Center	114,684
Tenant's Pro-Rata Share	97.7242%
Total CAM x Pro-Rata Share	38,535.66
Paid for 2018	62,916.00
CAM Balance Due	<u>(24,380.34)</u>

Total Cam, Tax, and Ins Due to LL	26,874.55
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Tenant: 122672 Kmart Corporation
Lease #: 9035
Lease Term: 03/31/23
Location: 29935 Six Forks Shopping Center
Rentable Area: 1,13,849 Sq.Ft.
City, State: Raleigh, NC
d/b/a: Kmart

Base Rent: \$ 34,231.25 04/01/18 - 03/31/23

WEINGARTEN REALTY
Real Estate for Everyday Retail
www.weingarten.com

Rent & Recoveries:

	BMR	Cam	Tax	Late fees	Other	Total Billed	Payment			Amount	Cumulative Total	Notes
							Amount	Date	Chk #	Outstanding		
Current Amount Due:												
Apr-04					164.00	164.00				164.00	1,485.36	Door Repairs
Apr-04					(164.00)	(164.00)				(164.00)	1,321.36	Misc Adjustment
May-04	34,231.25	3,871.36				38,102.61	(36,781.25)	05/02/04	030274386	1,321.36	2,642.72	
May-04					441.00	441.00				441.00	3,083.72	Roof Repair
May-04					(441.00)	(441.00)				(441.00)	2,642.72	Misc Adjustment
May-04		26,531.78			(14,925.24)	11,606.54	(5,865.68)	07/20/04	030312576	5,740.86	8,383.58	YE Billing (4/1/03 to 3/31/04) (/ ARP Adj Cam 2003 (12/31/04)
May-04					26.46	26.46				26.46	8,410.04	Misc Income
May-04						-	(53.53)	10/12/04	030351617	(53.53)	8,356.51	
May-04						-	(5,713.79)	10/17/04	030354088	(5,713.79)	2,642.72	
Jun-04	34,231.25	3,871.36				38,102.61	(36,781.25)	05/30/04	030289083	1,321.36	3,964.08	
Jul-04	34,231.25	3,871.36				38,102.61	(36,781.25)	07/01/04	030303387	1,321.36	5,285.44	
Aug-04	34,231.25	3,871.36				38,102.61	(36,781.25)	08/02/04	030318447	1,321.36	6,606.80	
Sep-04	34,231.25	3,871.36				38,102.61	(36,781.25)	08/31/04	030332940	1,321.36	7,928.16	
Oct-04	34,231.25	3,871.36				38,102.61	(36,781.25)	10/01/04	030347423	1,321.36	9,249.52	
Nov-04	34,231.25	3,871.36				38,102.61	(36,781.25)	10/31/04	030360925	1,321.36	10,570.88	
Dec-04	34,231.25	3,871.36				38,102.61	(36,781.25)	11/30/04	030374589	1,321.36	11,892.24	
Jan-05	34,231.25	3,197.72				37,428.97	(36,781.25)	01/02/05	030390376	647.72	12,539.96	
Feb-05	34,231.25	3,871.36				38,102.61	(51,316.21)	01/30/05	030404263	(13,213.60)	(673.64)	
Mar-05	34,231.25	3,871.36				38,102.61	(38,102.61)	02/27/05	030417025	-	(673.64)	
Mar-05		2,828.51			(8,385.14)	(5,556.63)				(5,556.63)	(6,230.27)	YE Billing (4/1/04 to 3/31/05) / ARP Adj 2004 Cam (03/22/06)
Apr-05	34,231.25	3,397.63				37,628.88	(38,102.61)	03/31/05	030432342	(473.73)	(6,704.00)	
May-05	34,231.25	3,397.63				37,628.88	(38,102.61)	05/01/05	030446075	(473.73)	(7,177.74)	
Jun-05	34,231.25	3,397.63				37,628.88	(38,102.61)	06/01/05	030460554	(473.73)	(7,651.47)	
Jul-05	34,231.25	3,397.63				37,628.88	(38,102.61)	06/30/05	030474909	(473.73)	(8,125.21)	
Aug-05	34,231.25	3,397.63				37,628.88	(38,102.61)	07/31/05	030488271	(473.73)	(8,598.94)	
Sep-05	34,231.25	3,397.63				37,628.88	(34,231.25)	08/31/05	030503206	3,397.63	(5,201.32)	
Oct-05	34,231.25	3,397.63				37,628.88	(34,231.25)	10/02/05	030517117	3,397.63	(1,803.69)	
Nov-05	34,231.25	3,397.63				37,628.88	(34,231.25)	11/02/05	30530439	3,397.63	1,593.94	
Dec-05	34,231.25	3,397.63				37,628.88	(37,175.86)	12/01/05	mc 30545234	453.02	2,046.95	
Dec-05						-	(5,607.24)	12/20/05	30550545	(5,607.24)	(3,560.29)	
Jan-06	34,231.25	3,397.63				37,628.88	(38,102.61)	01/04/06	030555768	(473.73)	(4,034.02)	
Feb-06	34,231.25	3,397.63				37,628.88	(38,102.61)	02/02/06	30570789	(473.73)	(4,507.76)	
Mar-06	34,231.25	3,397.63				37,628.88	(38,102.61)	02/27/06	030581624	(473.73)	(4,981.49)	
Apr-06	34,231.25	3,871.36				38,102.61	(38,102.61)	03/31/06	30594202	-	(4,981.49)	
May-06	34,231.25	3,871.36				38,102.61	(38,102.61)	04/30/06	030606984	-	(4,981.49)	

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							Payment		Amount	Cumulative		
	BMR	Cam	Tax	Late fees	Other	Total Billed	Amount	Date	Chk #	Outstanding	Total	Notes
May-06		(9,060.53)				(9,060.53)				(9,060.53)	(14,042.02)	YE Billing (4/1/05 to 3/31/06)
Jun-06	34,231.25	3,871.36				38,102.61	(38,102.61)	05/30/06	030620041	-	(14,042.02)	
Jul-06	34,231.25	3,871.36				38,102.61	(38,102.61)	07/02/06	030633286	-	(14,042.02)	
Jul-06						-	(1,232.60)	07/02/06	030632739	(1,232.60)	(15,274.62)	
Aug-06	34,231.25	3,871.36				38,102.61	(38,102.61)	07/30/06	30645536	-	(15,274.62)	
Sep-06	34,231.25	3,871.36				38,102.61	(34,231.25)	09/01/06	030658721	3,871.36	(11,403.26)	
Oct-06	34,231.25	3,871.36				38,102.61	(34,231.25)	10/01/06	030671228	3,871.36	(7,531.90)	
Nov-06	34,231.25	3,871.36				38,102.61	(34,231.25)	10/30/06	030682598	3,871.36	(3,660.54)	
Dec-06	34,231.25	3,871.36				38,102.61	(36,528.37)	12/01/06	30693252	1,574.24	(2,086.30)	
Jan-07	34,231.25	3,871.36				38,102.61	(38,102.61)	12/29/06	30705871	-	(2,086.30)	
Feb-07	34,231.25	3,871.36				38,102.61	(38,102.61)	02/02/07	30719588	-	(2,086.30)	
Mar-07	34,231.25	3,871.36				38,102.61	(38,102.61)	03/07/07	030730633	-	(2,086.30)	
Mar-07		(14,393.70)			14,393.70	-				-	(2,086.30)	YE Billing / ARP Adj. '06 CAM R1089302 (05/07/07)
Mar-07		(15,213.38)				(15,213.38)	15,213.38	05/27/08	Tenant Refund	-	(2,086.30)	YE Billing (4/1/06 to 3/31/07) / Refunded to T
Apr-07	34,231.25	3,871.36				38,102.61	(38,102.61)	04/01/07	030742669	-	(2,086.30)	
May-07	34,231.25	3,871.36				38,102.61	(38,102.61)	04/29/07	030754003	-	(2,086.30)	
Jun-07	34,231.25	3,871.36				38,102.61	(38,102.61)	06/03/07	030765540	-	(2,086.30)	
Jul-07	34,231.25	3,871.36				38,102.61	(38,102.61)	07/01/07	030777396	-	(2,086.30)	
Aug-07	34,231.25	3,871.36				38,102.61	(38,102.61)	08/02/07	30790285	-	(2,086.30)	
Sep-07	34,231.25	3,871.36				38,102.61	(38,102.61)	09/04/07	30801935	-	(2,086.30)	
Oct-07	34,231.25	3,871.36				38,102.61	(38,102.61)	10/01/07	30812672	-	(2,086.30)	
Nov-07	34,231.25	3,871.36				38,102.61	(38,102.61)	11/05/07	30825539	-	(2,086.30)	
Dec-07	34,231.25	3,871.36				38,102.61	(38,102.61)	12/03/07	30837349	-	(2,086.30)	
Jan-08	34,231.25	3,871.36				38,102.61	(38,102.61)	01/02/08	30848407	-	(2,086.30)	
Feb-08	34,231.25	3,871.36				38,102.61	(38,102.61)	02/01/08	30860798	-	(2,086.30)	
Mar-08	34,231.25	3,871.36				38,102.61	(38,102.61)	03/31/08	30882898	-	(2,086.30)	
Apr-08	34,231.25	3,871.36				38,102.61	(38,102.61)	03/03/08	30871235	-	(2,086.30)	
Apr-08		(12,163.85)			(2,339.21)	(14,503.06)				(14,503.06)	(16,589.36)	YE Billing (4/1/07 to 3/31/08) / PYA Cam 2006-2007 (10/23/13)
May-08	34,231.25	3,871.36				38,102.61	(38,102.61)	05/01/08	30894221	-	(16,589.36)	
Jun-08	34,231.25	3,871.36				38,102.61	(38,102.61)	05/30/08	30906424	-	(16,589.36)	
Jun-08						-	(100.00)	06/27/08	mc 30913608	(100.00)	(16,689.36)	
Jul-08	34,231.25	3,871.36				38,102.61	(38,102.61)	06/30/08	30917510	-	(16,689.36)	
Aug-08	34,231.25	3,871.36				38,102.61	(38,102.61)	08/01/08	30929383	-	(16,689.36)	
Sep-08	34,231.25	3,871.36				38,102.61	(38,102.61)	09/02/08	30940653	-	(16,689.36)	
Oct-08	34,231.25	3,871.36				38,102.61	(38,102.61)	09/30/08	30952989	-	(16,689.36)	
Nov-08	34,231.25	3,871.36				38,102.61	(34,231.25)	11/03/08	30965226	3,871.36	(12,818.00)	
Dec-08	34,231.25	3,871.36				38,102.61	(34,231.25)	12/01/08	30976885	3,871.36	(8,946.64)	
Jan-09	34,231.25	3,871.36				38,102.61	(34,231.25)	01/05/09	30992001	3,871.36	(5,075.28)	
Feb-09	34,231.25	3,871.36				38,102.61	(34,367.61)	02/03/09	31004630	3,735.00	(1,340.28)	
Mar-09	34,231.25	3,871.36				38,102.61	(38,102.61)	03/02/09	31016790	-	(1,340.28)	
Mar-09		(16,743.69)			16,743.69	-				-	(1,340.28)	YE Billing / Rev R1339086 (03/30/09)
Mar-09		(12,007.34)				(12,007.34)				(12,007.34)	(13,347.62)	YE Billing (4/1/08 to 3/31/09)
Apr-09	34,231.25	3,871.36				38,102.61	(38,102.61)	04/02/09	31029512	-	(13,347.62)	
Apr-09			7,342.22		(7,342.22)	-				-	(13,347.62)	2008 Taxes / Reverse G0232205 (04/07/09)
Apr-09			7,082.00			7,082.00	(7,082.00)	05/22/09	208814	-	(13,347.62)	2008 TAX Consulting Fees
May-09	34,231.25	3,871.36				38,102.61	(38,102.61)	05/01/09	31042293	-	(13,347.62)	

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							Payment		Amount	Cumulative		
	BMR	Cam	Tax	Late fees	Other	Total Billed	Amount	Date	Chk #	Outstanding	Total	Notes
Jun-09	34,231.25	3,871.36				38,102.61	(38,102.61)	06/01/09	31055179	-	(13,347.62)	
Jul-09	34,231.25	3,871.36				38,102.61	(38,102.61)	06/29/09	31104258	-	(13,347.62)	
Aug-09	34,231.25	3,871.36				38,102.61	(38,102.61)	08/03/09	31117484	-	(13,347.62)	
Sep-09	34,231.25	3,871.36				38,102.61	(38,102.61)	08/31/09	31131132	-	(13,347.62)	
Oct-09	34,231.25	3,871.36				38,102.61	(38,102.61)	10/01/09	31143913	-	(13,347.62)	
Oct-09						-	(76.12)	10/26/09	31151665	(76.12)	(13,423.74)	
Nov-09	34,231.25	3,871.36				38,102.61	(38,102.61)	11/02/09	31155730	-	(13,423.74)	
Dec-09	34,231.25	3,871.36				38,102.61	(38,102.61)	11/30/09	31167985	-	(13,423.74)	
Jan-10	34,231.25	3,871.36				38,102.61	(34,231.25)	01/04/10	31181216	3,871.36	(9,552.38)	
Feb-10	34,231.25	3,871.36				38,102.61	(34,231.25)	02/03/10	31194125	3,871.36	(5,681.02)	
Mar-10	34,231.25	3,871.36				38,102.61	(34,231.25)	03/01/10	31205321	3,871.36	(1,809.66)	
Apr-10	34,231.25	3,871.36				38,102.61	(34,231.25)	04/05/10	31218398	3,871.36	2,061.70	
Apr-10		(18,480.66)				(18,480.66)				(18,480.66)	(16,418.96)	YE Billing (4/1/09 to 3/31/10)
May-10	34,231.25	3,871.36				38,102.61	(34,231.25)	05/03/10	31229742	3,871.36	(12,547.60)	
Jun-10	34,231.25	3,871.36				38,102.61	(35,617.69)	06/01/10	31240518	2,484.92	(10,062.68)	
Jul-10	34,231.25	3,871.36				38,102.61	(38,102.61)	07/02/10	31252983	-	(10,062.68)	
Aug-10	34,231.25	3,871.36				38,102.61	(38,102.61)	08/02/10	31264581	-	(10,062.68)	
Sep-10	34,231.25	3,871.36				38,102.61	(38,102.61)	08/30/10	31274981	-	(10,062.68)	
Oct-10	34,231.25	3,871.36				38,102.61	(38,102.61)	10/04/10	31287275	-	(10,062.68)	
Nov-10	34,231.25	3,871.36				38,102.61	(38,102.61)	11/01/10	31297947	-	(10,062.68)	
Dec-10	34,231.25	3,871.36				38,102.61	(38,102.61)	11/29/10	31308138	-	(10,062.68)	
Jan-11	34,231.25	3,871.36				38,102.61	(38,102.61)	01/04/11	31320550	-	(10,062.68)	
Feb-11	34,231.25	3,871.36				38,102.61	(38,102.61)	02/02/11	31331361	-	(10,062.68)	
Mar-11	34,231.25	3,871.36				38,102.61	(38,102.61)	03/01/11	31341763	-	(10,062.68)	
Apr-11	34,231.25	3,871.36				38,102.61	(34,231.25)	04/04/11	31352429	3,871.36	(6,191.32)	
Apr-11		(14,661.99)			(4,702.08)	(19,364.07)				(19,364.07)	(25,555.39)	YE Billing (4/1/10 to 3/31/11) / 2010-2011 CAM Adj R15680122 (11/12/12)
Apr-11					(1,458.78)	(1,458.78)				(1,458.78)	(27,014.17)	PYA Cam 2009-2010 Adj (10/15/13)
Apr-11					338.82	338.82				338.82	(26,675.35)	PYA Cam 2007-2008 Adj/ PYA Cam 2009-2010 Adj (10/15/13)
May-11	34,231.25	3,871.36				38,102.61	(34,231.25)	05/02/11	31363304	3,871.36	(22,803.99)	
Jun-11	34,231.25	3,871.36				38,102.61	(34,231.25)	06/01/11	31373084	3,871.36	(18,932.63)	
Jul-11	34,231.25	3,871.36				38,102.61	(34,231.25)	07/06/11	31384323	3,871.36	(15,061.27)	
Aug-11	34,231.25	3,871.36				38,102.61	(34,231.25)	08/01/11	31394438	3,871.36	(11,189.91)	
Sep-11	34,231.25	3,871.36				38,102.61	(36,362.06)	09/06/11	31405566	1,740.55	(9,449.36)	
Oct-11	34,231.25	3,871.36				38,102.61	(38,102.61)	10/03/11	31416026	-	(9,449.36)	
Nov-11	34,231.25	3,871.36				38,102.61	(38,102.61)	10/31/11	31426019	-	(9,449.36)	
Dec-11	34,231.25	3,871.36				38,102.61	(38,102.61)	12/05/11	31436361	-	(9,449.36)	
Dec-11						-	(462.36)	12/14/11	31440115	(462.36)	(9,911.72)	
Jan-12	34,231.25	3,871.36				38,102.61	(38,102.61)	01/03/12	31446557	-	(9,911.72)	
Feb-12	34,231.25	3,871.36				38,102.61	(38,102.61)	02/02/12	31457101	-	(9,911.72)	
Mar-12	34,231.25	3,871.36				38,102.61	(38,102.61)	02/28/12	31466091	-	(9,911.72)	
Apr-12	34,231.25	3,871.36				38,102.61	(38,102.61)	04/02/12	31476359	-	(9,911.72)	
May-12	34,231.25	3,871.36				38,102.61	(38,102.61)	04/30/12	31484957	-	(9,911.72)	
May-12		(21,648.05)			(875.16)	(22,523.21)				(22,523.21)	(32,434.93)	YE Billing (4/1/11 to 3/31/12) / PYA Cam R1704333 2012 (10/23/13)
Jun-12	34,231.25	3,871.36				38,102.61	(38,102.61)	06/04/12	31494089	-	(32,434.93)	
Jul-12	34,231.25	3,871.36				38,102.61	(34,231.25)	07/02/12	31502223	3,871.36	(28,563.57)	
Aug-12	34,231.25	3,871.36				38,102.61	(34,231.25)	08/03/12	31510360	3,871.36	(24,692.21)	

	<u>BMR</u>	<u>Cam</u>	<u>Tax</u>	<u>Late fees</u>	<u>Other</u>	<u>Total Billed</u>	<u>Payment</u>		<u>Chk #</u>	<u>Amount</u>		<u>Cumulative</u>	<u>Notes</u>
							<u>Amount</u>	<u>Date</u>		<u>Outstanding</u>	<u>Total</u>		
Sep-12	34,231.25	3,871.36				38,102.61	(34,231.25)	09/04/12	31518925	3,871.36	(20,820.85)		
Oct-12	34,231.25	3,871.36				38,102.61	(34,231.25)	10/01/12	31525786	3,871.36	(16,949.49)		
Nov-12	34,231.25	3,871.36				38,102.61	(34,231.25)	11/05/12	31533834	3,871.36	(13,078.13)		
Dec-12	34,231.25	3,871.36				38,102.61	(34,231.25)	12/03/12	31541168	3,871.36	(9,206.77)		
Jan-13	34,231.25	3,871.36				38,102.61	(34,231.25)	01/02/13	31547962	3,871.36	(5,335.41)		
Jan-13						-	(1,295.84)	01/08/13	mc 31549337	(1,295.84)	(6,631.25)		
Feb-13	34,231.25	3,871.36				38,102.61	(34,231.25)	02/04/13	31555329	3,871.36	(2,759.89)		
Mar-13	34,231.25	3,871.36				38,102.61	(34,231.25)	03/04/13	31561633	3,871.36	1,111.47		
Mar-13		(22,400.36)				(22,400.36)				(22,400.36)	(21,288.89)		YE Billing (4/1/12 to 3/31/13)
Apr-13	34,231.25	3,871.36				38,102.61	(34,231.25)	04/01/13	31568106	3,871.36	(17,417.53)		
May-13	34,231.25	3,871.36				38,102.61	(34,231.25)	05/02/13	31574639	3,871.36	(13,546.17)		
Jun-13	34,231.25	3,871.36				38,102.61	(35,566.13)	06/03/13	31581607	2,536.48	(11,009.69)		
Jul-13	34,231.25	3,871.36				38,102.61	(38,102.61)	07/02/13	31587525	-	(11,009.69)		
Aug-13	34,231.25	3,871.36				38,102.61	(38,102.61)	08/05/13	31593993	-	(11,009.69)		
Sep-13	34,231.25	3,871.36				38,102.61	(38,102.61)	09/09/13	31599777	-	(11,009.69)		
Oct-13	34,231.25	3,871.36				38,102.61	(38,102.61)	10/03/13	31604510	-	(11,009.69)		
Nov-13	34,231.25	3,871.36				38,102.61	(38,102.61)	11/04/13	31609285	-	(11,009.69)		
Nov-13		(7,594.23)				(7,594.23)				(7,594.23)	(18,603.92)		PYA Cam 4/1/08-3/31/09
Dec-13	34,231.25	3,871.36				38,102.61	(38,102.61)	12/03/13	31613232	-	(18,603.92)		
Jan-14	34,231.25	3,871.36				38,102.61	(38,102.61)	01/03/14	31617306	-	(18,603.92)		
Feb-14	34,231.25	3,871.36				38,102.61	(38,102.61)	02/05/14	31621023	-	(18,603.92)		
Feb-14		1,540.46			(1,540.46)	-				-	(18,603.92)		YE Billing / Reverse R1888901 (02/10/14)
Mar-14	34,231.25	3,871.36				38,102.61	(38,102.61)	03/06/14	31623797	-	(18,603.92)		
Apr-14	34,231.25	2,200.00				36,431.25	(38,102.61)	04/02/14	31626462	(1,671.36)	(20,275.28)		
May-14	34,231.25	2,200.00				36,431.25	(38,102.61)	05/05/14	31628574	(1,671.36)	(21,946.64)		
May-14		(18,698.69)				(18,698.69)				(18,698.69)	(40,645.33)		YE Billing (4/1/13 to 3/31/14)
Jun-14	34,231.25	2,200.00				36,431.25	(38,102.61)	06/03/14	31630365	(1,671.36)	(42,316.69)		
Jul-14	34,231.25	2,200.00				36,431.25	(38,102.61)	07/01/14	31631984	(1,671.36)	(43,988.05)		
Aug-14	34,231.25	2,200.00				36,431.25	(38,102.61)	08/04/14	31633611	(1,671.36)	(45,659.41)		
Sep-14	34,231.25	2,200.00				36,431.25	(15,627.33)	09/03/14	31634727	20,803.92	(24,855.49)		
Oct-14	34,231.25	2,200.00				36,431.25	(34,231.25)	10/03/14	31635727	2,200.00	(22,655.49)		
Nov-14	34,231.25	2,200.00				36,431.25	(34,231.25)	11/06/14	31636762	2,200.00	(20,455.49)		
Dec-14	34,231.25	2,200.00				36,431.25	(34,674.45)	12/01/14	31637757	1,756.80	(18,698.69)		
Jan-15	34,231.25	3,408.75				37,640.00	(34,231.25)	01/05/15	31638765	3,408.75	(15,289.94)		
Feb-15	34,231.25	3,408.75				37,640.00	(34,231.25)	02/04/15	32000469	3,408.75	(11,881.19)		
Mar-15	34,231.25	3,408.75				37,640.00	(34,231.25)	03/05/15	32001415	3,408.75	(8,472.44)		
Apr-15	34,231.25	2,200.00				36,431.25	(34,231.25)	04/06/15	32002324	2,200.00	(6,272.44)		
May-15	34,231.25	2,200.00				36,431.25	(34,231.25)	05/07/15	32003307	2,200.00	(4,072.44)		
Jun-15	34,231.25	2,200.00				36,431.25	(34,231.25)	06/03/15	32004218	2,200.00	(1,872.44)		
Jun-15		4,811.97				4,811.97				4,811.97	2,939.53		YE Billing (4/1/14 to 3/31/15)
Jul-15	34,231.25	2,200.00				36,431.25	(34,231.25)	07/06/15	32005135	2,200.00	5,139.53		
Aug-15	34,231.25	2,200.00				36,431.25	(34,231.25)	08/05/15	32006074	2,200.00	7,339.53		
Aug-15						-	(8,438.21)	08/20/15	32006475	(8,438.21)	(1,098.68)		
Sep-15						-	(144.98)	09/01/15	32006599	(144.98)	(1,243.66)		
Sep-15	34,231.25	2,200.00				36,431.25	(34,864.82)	09/02/15	32007020	1,566.43	322.77		
Oct-15	34,231.25	2,200.00				36,431.25	(36,431.25)	10/05/15	32007963	-	322.77		

	<u>BMR</u>	<u>Cam</u>	<u>Tax</u>	<u>Late fees</u>	<u>Other</u>	<u>Total Billed</u>	<u>Payment</u>		<u>Chk #</u>	<u>Amount</u>		<u>Cumulative</u>		<u>Notes</u>
							<u>Amount</u>	<u>Date</u>		<u>Outstanding</u>		<u>Total</u>		
Nov-15	34,231.25	2,200.00				36,431.25	(36,431.25)	11/02/15	32008931	-		322.77		
Dec-15	34,231.25	2,200.00				36,431.25	(36,431.25)	12/02/15	32009791	-		322.77		
Jan-16	34,231.25	2,200.00				36,431.25	(36,431.25)	01/05/16	32010648	-		322.77		
Jan-16		8,832.29			(8,832.29)	-				-		322.77		YE Billing / Rev 2015 Billing R2074752 (01/21/16)
Feb-16	34,231.25	2,200.00				36,431.25	(36,431.25)	02/03/16	32011548	-		322.77		
Mar-16	34,231.25	2,200.00				36,431.25	(36,431.25)	03/03/16	32012446	-		322.77		
Apr-16	34,231.25	2,200.00				36,431.25	(36,431.25)	04/04/16	32013361	-		322.77		
May-16	34,231.25	2,200.00				36,431.25	(36,431.25)	05/04/16	32014221	-		322.77		
May-16		12,338.32			(114.46)	12,223.86	(12,061.14)	07/11/16	32015758	162.72		485.49		YE Billing (4/1/15 to 3/31/16) / 2015-2016 CAM Adj (01/13/17)
May-16					(162.72)	(162.72)				(162.72)		322.77		2015 CAM 2nd Adj (04/02/17)
Jun-16	34,231.25	2,200.00				36,431.25	(36,431.25)	06/06/16	32014918	-		322.77		
Jul-16	34,231.25	2,200.00				36,431.25	(36,431.25)	07/05/16	32015735	-		322.77		
Aug-16	34,231.25	2,200.00				36,431.25	(36,431.25)	08/08/16	CK-32016516	-		322.77		
Sep-16	34,231.25	2,200.00				36,431.25	(36,431.25)	09/12/16	CK-32017245	-		322.77		
Oct-16	34,231.25	2,200.00				36,431.25	(36,431.25)	10/06/16	CK-32018001	-		322.77		
Nov-16	34,231.25	2,200.00				36,431.25	(36,431.25)	11/14/16	CK-32018735	-		322.77		
Dec-16	34,231.25	2,200.00				36,431.25	(36,431.25)	12/05/16	CK-32019437	-		322.77		
Jan-17	34,231.25	2,200.00				36,431.25	(36,431.25)	01/05/17	CK-32020128	-		322.77		
Feb-17	34,231.25	2,200.00				36,431.25	(36,431.25)	02/09/17	CK-32020825	-		322.77		
Mar-17	34,231.25	2,200.00				36,431.25	(36,431.25)	03/08/17	CK-32021490	-		322.77		
Mar-17		9,276.85			(9,276.85)	-				-		322.77		YE Billing / Rev Blg Pstd in error by Zenta (03/20/17)
Apr-17	34,231.25	2,200.00				36,431.25	(36,431.25)	04/04/17	CK-32022159	-		322.77		
May-17	34,231.25	2,200.00				36,431.25	(36,431.25)	05/09/17	CK-32022838	-		322.77		
Jun-17	34,231.25	2,200.00				36,431.25	(36,431.25)	06/06/17	CK-32023498	-		322.77		
Jun-17						-	(2,324.23)	06/14/17	CK-32023679	(2,324.23)		(2,001.46)		
Jul-17	34,231.25	2,200.00				36,431.25	(36,431.25)	07/17/17	CK-32024111	-		(2,001.46)		
Jul-17		5,106.37				5,106.37				5,106.37		3,104.91		YE Billing (4/1/16 to 3/31/17)
Aug-17	34,231.25	2,200.00				36,431.25	(36,431.25)	08/07/17	CK-32024956	-		3,104.91		
Sep-17	34,231.25	2,200.00				36,431.25	(36,431.25)	09/06/17	CK-32025858	-		3,104.91		
Oct-17	34,231.25	2,200.00				36,431.25	(36,431.25)	10/03/17	CK-32026730	-		3,104.91		
Nov-17	34,231.25	2,200.00				36,431.25	(36,431.25)	11/08/17	CK-32027582	-		3,104.91		
Dec-17	34,231.25	2,200.00				36,431.25	(36,431.25)	12/04/17	CK-32028421	-		3,104.91		
Jan-18	34,231.25	2,200.00				36,431.25	(36,431.25)	01/08/18	CK-32029220	-		3,104.91		
Feb-18	34,231.25	2,200.00				36,431.25	(36,431.25)	02/09/18	CK-32030056	-		3,104.91		
Mar-18	34,231.25	2,200.00				36,431.25	(36,431.25)	03/07/18	CK-32030849	-		3,104.91		
Apr-18	34,231.25	2,200.00				36,431.25	(36,431.25)	04/09/18	CK-32031610	-		3,104.91		
May-18	34,231.25	2,200.00				36,431.25	(36,431.25)	05/07/18	CK-32032368	-		3,104.91		
Jun-18	34,231.25	2,200.00				36,431.25	(36,431.25)	06/06/18	CK-32033122	-		3,104.91		
Jul-18	34,231.25	2,200.00				36,431.25	(36,431.25)	07/06/18	CK-32033829	-		3,104.91		
Jul-18		12,388.99				12,388.99	(4,667.77)	08/27/18	CK-32034706	7,721.22		10,826.13		YE Billing (4/1/17 to 3/31/18)
Aug-18	34,231.25	2,200.00				36,431.25	(36,431.25)	08/07/18	CK-32034531	-		10,826.13		
Sep-18	34,231.25	2,200.00				36,431.25	(36,431.25)	09/04/18	CK-32035210	-		10,826.13		
Oct-18	34,231.25	2,200.00				36,431.25	(36,431.25)	10/09/18	CK-32035870	-		10,826.13		
Nov-18	34,231.25	2,200.00				36,431.25	(36,431.25)	11/08/18	CK-34000293	-		10,826.13		
Dec-18	34,231.25	2,200.00				36,431.25	(36,431.25)	12/10/18	CK-34000720	-		10,826.13		
Jan-19	34,231.25	3,040.42				37,271.67	(36,431.25)	01/09/19	CK-34001117	840.42		11,666.55		

	<u>BMR</u>	<u>Cam</u>	<u>Tax</u>	<u>Late fees</u>	<u>Other</u>	<u>Total Billed</u>	<u>Payment</u>			<u>Amount</u>	<u>Outstanding</u>	<u>Cumulative</u>	<u>Notes</u>
							<u>Amount</u>	<u>Date</u>	<u>Chk #</u>			<u>Total</u>	
Jan-19		22,107.96			(22,107.96)	-					-	11,666.55	YE Billing / Rev Blg Pstd in error by Zenta
Feb-19	34,231.25	3,040.42				37,271.67	(36,431.25)	02/06/19	CK-34001567	840.42	840.42	12,506.97	
Mar-19	34,231.25	3,040.42				37,271.67	(36,431.25)	03/04/19	CK-34001940	840.42	840.42	13,347.39	
Apr-19	34,231.25	3,040.42				37,271.67	(36,431.25)	04/08/19	CK-34002249	840.42	840.42	14,187.81	
Apr-19		37,771.69				37,771.69				37,771.69	37,771.69	51,959.50	YE Billing (4/1/18 to 3/31/19)
Apr-19		3,123.73				3,123.73				3,123.73	3,123.73	55,083.23	Accrued CAM Billing (4/1/1 to 4/30/19)
May-19		3,123.73				3,123.73				3,123.73	3,123.73	58,206.96	Estimated CAM Billing (5/1/1 to 5/31/19)
May-19	34,231.25	3,040.42				37,271.67				37,271.67	37,271.67	89,231.17	
Current Account Balance											\$	95,478.63	

Email any questions to leaseinquiries@weingarten.com. Include your lease number on all inquiries and payments for faster and more accurate handling.

R551538
WRI0001

Weingarten Realty Investors

Recoverable Cost Computation Summary

Page

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JPD920

Lease: 9035 Kmart of North Carolina LLC From Date 4/1/2018 Through Date 3/31/2019

Store #: 3667

Property: 29935 Six Forks Shopping Center

Unit No: GOA

CAM Common Area Maintenance

C02A

Current Year Costs 266,363.73

Administration Fee 0.00

Net Current Year Cost 266,363.73

Share Factor Tenant Area /Denominator 113,849 / 454,699 0.2503832

Occupancy Factor Occupancy Days/ Days in Billing Period 365/365 1.000000

Tenant Net Share Sub to Cap: 0.00 66,692.95
Cap: 0.00
Not Sub to Cap: 0.00

Administration Fee 0.00

Previously Billed 28,921.26

Amount Due 37,771.69

Sales Tax Tax Rate 1 0.00

Total for this Class 37,771.69

Total Due: 37,771.69

R551540A WRI0001
JPD920

Weingarten Realty Investors
Report Expense Summary
Period : 2018-04-01 to 2019-03-31

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E.P. Class : C02A
Lease : 9035
Property : 29935

Kmart of North Carolina LLC
Six Forks Shopping Center

Unit : D0K

CAM Common Area Maintenance

Property Expense	Amount
Repairs and Maintenance	4,932.48
Landscaping	157,672.30
Parking Lot / Garage	34,836.50
Snow Removal	32,218.00
Electrical Repairs	28,736.00
Pest Control	1,990.00
Signage Repair	1,204.00
Cleaning-Stream Sidewalks	4,774.45
Expense Totals	266,363.73



Tenant: 122666 Kmart Corporation
Lease #: 6792
Lease Term: 10/31/21
Location: 22050 Prospector's Plaza
Rentable Area: 86,414 Sq.Ft.
City, State: Placerville, CA
d/b/a: Kmart

Base Rent: \$ 27,333.33 11/01/06 - 10/31/21

Rent & Recoveries:

	BMR	Cam	Ins	Tax	Other	Total Billed	Payment			Amount	Cumulative Total	Notes
							Amount	Date	Chk #	Outstanding		
Current Amount Due:												
Jan-16		12,284.69				12,284.69	(12,111.07)	03/03/16	32012032	173.62	173.62	YE Billing (10/1/15 to 12/31/15)
Feb-16	27,333.33					27,333.33	(27,333.33)	02/04/16	32011547	-	173.62	
Mar-16	27,333.33					27,333.33	(27,333.33)	03/03/16	32012445	-	173.62	
Apr-16	27,333.33					27,333.33	(27,333.33)	04/04/16	32013360	-	173.62	
Apr-16		9,070.86				9,070.86	(9,070.86)	06/20/16	32014939	-	173.62	YE Billing (1/1/16 to 3/31/16)
May-16	27,333.33					27,333.33	(27,333.33)	05/04/16	32014220	-	173.62	
Jun-16	27,333.33					27,333.33	(27,333.33)	06/06/16	32014917	-	173.62	
Jul-16	27,333.33					27,333.33	(27,333.33)	07/05/16	32015734	-	173.62	
Jul-16				48,896.52		48,896.52	(38,568.25)	10/07/16	CK-130705838	10,328.27	10,501.89	YE Billing (1/1/16 to 6/30/16)
Jul-16		8,050.69			(42.53)	8,008.16	(8,008.16)	09/26/16	CK-32017600	-	10,501.89	YE Billing (4/1/16 to 6/30/16) / Misc.Adjustment
Aug-16	27,333.33					27,333.33	(27,333.33)	08/08/16	CK-32016515	-	10,501.89	
Sep-16	27,333.33					27,333.33	(27,333.33)	09/07/16	CK-32017244	-	10,501.89	
Oct-16	27,333.33					27,333.33	(27,333.33)	10/06/16	CK-32018000	-	10,501.89	
Oct-16		15,864.97				15,864.97				15,864.97	26,366.86	YE Billing (7/1/16 to 9/30/16)
Nov-16	27,333.33					27,333.33	(27,333.33)	11/14/16	CK-32018734	-	26,366.86	
Dec-16	27,333.33					27,333.33	(27,333.33)	12/05/16	CK-32019436	-	26,366.86	
Jan-17	27,333.33					27,333.33	(27,333.33)	01/05/17	CK-32020127	-	26,366.86	
Feb-17	27,333.33					27,333.33	(27,333.33)	02/09/17	CK-32020824	-	26,366.86	
Feb-17				39,172.45	(0.01)	39,172.44	(46,702.45)	08/30/17	CK-130994186	(7,530.01)	18,836.85	YE Billing (7/1/16 to 12/31/16) / Misc.Adjustment
Mar-17	27,333.33					27,333.33	(27,333.33)	03/08/17	CK-32021489	-	18,836.85	
Mar-17				8,614.33	(10,328.27)	(1,713.94)				(1,713.94)	17,122.91	2014/2015 TAX Sup Billing (7/1/14 to 6/30/15) \ 2016 TAX Adj R2111905 (04/02/17)
Mar-17				6,312.30	7,530.01	13,842.31				13,842.31	30,965.22	2012/2013 TAX Sup Billing (7/1/12 to 6/30/13) \ 2016 TAX Adj (10/10/17)
Mar-17				4,578.15		4,578.15				4,578.15	35,543.37	2013/2014 TAX Sup Billing (7/1/13 to 6/30/14)
Mar-17				3,937.25		3,937.25				3,937.25	39,480.62	2011/2012 TAX Sup Billing (7/1/11 to 6/30/12)
Mar-17		12,782.55				12,782.55	(14,002.50)	05/09/17	CK-32022884	(1,219.95)	38,260.67	YE Billing (10/1/16 to 12/31/16)
Apr-17	27,333.33					27,333.33	(27,333.33)	04/04/17	CK-32022158	-	38,260.67	
Apr-17		10,465.00				10,465.00	(11,836.24)	06/22/17	CK-32023766	(1,371.24)	36,889.43	YE Billing (1/1/17 to 3/31/17)
May-17	27,333.33					27,333.33	(27,333.33)	05/09/17	CK-32022837	-	36,889.43	
Jun-17	27,333.33					27,333.33	(27,333.33)	06/06/17	CK-32023497	-	36,889.43	
Jul-17	27,333.33					27,333.33	(27,333.33)	07/17/17	CK-32024110	-	36,889.43	



Tenant: 122666 Kmart Corporation
Lease #: 6792
Lease Term: 10/31/21
Location: 22050 Prospector's Plaza
Rentable Area: 86,414 Sq.Ft.
City, State: Placerville, CA
d/b/a: Kmart

Base Rent: \$ 27,333.33 11/01/06 - 10/31/21

Rent & Recoveries:

	BMR	Cam	Ins	Tax	Other	Total Billed	Payment			Amount		Cumulative Total	Notes
							Amount	Date	Chk #	Outstanding			
Jul-17		10,727.38				10,727.38				10,727.38		47,616.81	YE Billing (4/1/17 to 6/30/17)
Jul-17				46,702.45		46,702.45	(46,702.45)	08/30/17	CK-130994185	-		47,616.81	YE Billing (1/1/17 to 6/30/17)
Aug-17	27,333.33					27,333.33	(27,333.33)	08/07/17	CK-32024955	-		47,616.81	
Sep-17	27,333.33					27,333.33	(27,333.33)	09/06/17	CK-32025857	-		47,616.81	
Sep-17						-	(8,636.91)	09/01/17	CK-130996110	(8,636.91)		38,979.90	
Sep-17						-	(7,874.50)	09/01/17	CK-130996109	(7,874.50)		31,105.40	
Sep-17						-	(4,555.74)	09/01/17	CK-130996111	(4,555.74)		26,549.66	
Sep-17						-	(2,375.06)	09/01/17	CK-130996112	(2,375.06)		24,174.60	
Sep-17						-	(20,136.56)	09/06/17	CK-32025887	(20,136.56)		4,038.04	
Oct-17	27,333.33					27,333.33	(27,333.33)	10/03/17	CK-32026729	-		4,038.04	
Oct-17		15,412.65				15,412.65				15,412.65		19,450.69	YE Billing (7/1/17 to 9/30/17)
Nov-17	27,333.33					27,333.33	(27,333.33)	11/07/17	CK-32027581	-		19,450.69	
Dec-17	27,333.33					27,333.33	(27,333.33)	12/04/17	CK-32028420	-		19,450.69	
Jan-18	27,333.33					27,333.33	(27,333.33)	01/08/18	CK-32029219	-		19,450.69	
Jan-18				46,364.83		46,364.83	(46,364.83)	03/12/18	CK-131135298	-		19,450.69	YE Billing (7/1/17 to 12/31/17)
Jan-18		13,407.40				13,407.40	(27,831.53)	04/09/18	CK-32031639	(14,424.13)		5,026.56	YE Billing (10/1/17 to 12/31/17)
Feb-18	27,333.33					27,333.33	(27,333.33)	02/09/18	CK-32030055	-		5,026.56	
Mar-18	27,333.33					27,333.33	(27,333.33)	03/07/18	CK-32030848	-		5,026.56	
Apr-18	27,333.33					27,333.33	(27,333.33)	04/09/18	CK-32031609	-		5,026.56	
Apr-18		9,188.26				9,188.26				9,188.26		14,214.82	YE Billing (1/1/18 to 3/31/18)
May-18	27,333.33					27,333.33	(27,333.33)	05/07/18	CK-32032367	-		14,214.82	
Jun-18	27,333.33					27,333.33	(27,333.33)	06/06/18	CK-32033121	-		14,214.82	
Jul-18	27,333.33					27,333.33	(27,333.33)	07/06/18	CK-32033828	-		14,214.82	
Jul-18		10,279.98				10,279.98	(7,173.63)	09/10/18	CK-32035243	3,106.35		17,321.17	YE Billing (4/1/18 to 6/30/18)
Jul-18				46,364.82		46,364.82	(46,364.82)	09/24/18	CK-131261962	-		17,321.17	YE Billing (1/1/18 to 6/30/18)
Aug-18	27,333.33					27,333.33	(27,333.33)	08/07/18	CK-32034530	-		17,321.17	
Sep-18	27,333.33					27,333.33	(27,333.33)	09/04/18	CK-32035209	-		17,321.17	
Oct-18	27,333.33					27,333.33	(27,333.33)	10/09/18	CK-32035869	-		17,321.17	
Oct-18		11,546.84				11,546.84				11,546.84		28,868.01	YE Billing - CAM (7/1/18 to 9/30/18)
Nov-18	27,333.33					27,333.33	(27,333.33)	11/08/18	CK-34000292	-		28,868.01	
Nov-18		(988.48)				(988.48)				(988.48)		27,879.53	2017 CAM ARP Adj
Dec-18	27,333.33					27,333.33	(27,333.33)	12/10/18	CK-34000719	-		27,879.53	



Tenant: 122666 Kmart Corporation
Lease #: 6792
Lease Term: 10/31/21
Location: 22050 Prospector's Plaza
Rentable Area: 86,414 Sq.Ft.
City, State: Placerville, CA
d/b/a: Kmart

Base Rent: \$ 27,333.33 11/01/06 - 10/31/21

Rent & Recoveries:

	<u>BMR</u>	<u>Cam</u>	<u>Ins</u>	<u>Tax</u>	<u>Other</u>	<u>Total Billed</u>	<u>Payment</u>			<u>Amount Outstanding</u>	<u>Cumulative Total</u>	<u>Notes</u>
							<u>Amount</u>	<u>Date</u>	<u>Chk #</u>			
Jan-19	27,333.33					27,333.33	(27,333.33)	01/09/19	CK-34001116	-	27,879.53	
Jan-19				55,285.05		55,285.05				55,285.05	83,164.58	YE Billing - Tax (7/1/18 to 12/31/18)
Jan-19		9,553.61				9,553.61				9,553.61	92,718.19	YE Billing - CAM (10/1/18 to 12/31/18)
Feb-19	27,333.33					27,333.33	(27,333.33)	02/06/19	CK-34001566	-	92,718.19	
Feb-19						-	(4,993.81)	02/20/19	CK-34001689	(4,993.81)	87,724.38	
Mar-19	27,333.33					27,333.33	(27,333.33)	03/04/19	CK-34001939	-	87,724.38	
Apr-19		8,346.25				8,346.25				8,346.25	96,070.63	YE Billing - CAM (1/1/19 to 3/31/19)
Apr-19	27,333.33					27,333.33	(27,333.33)	04/08/19	CK-34002248	-	96,070.63	
Apr-19		2,599.00				2,599.00				2,599.00	98,669.63	Accrued CAM Billing (4/1/19 to 4/30/19)
Apr-19				55,285.04		55,285.04				55,285.04	153,954.67	YE Billing - Tax (1/1/19 to 6/30/19)
May-19		2,599.00				2,599.00				2,599.00	156,553.67	Estimated CAM Billing (5/1/19 to 5/31/19)
May-19	27,333.33					27,333.33				27,333.33	183,887.00	
Current Account Balance										\$ 183,887.00		

Email any questions to leaseinquiries@weingarten.com. Include your **lease number** on all inquiries and payments for faster and more accurate handling.

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WRI0001

Recoverable Cost Computation

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Summary

SHELLEYD

Lease:	6792	Kmart Corporation	From Date	1/1/2019	Through Date	3/31/2019
Store #:	7471					
Property:	22050	Prospector's Plaza	Unit No:	E0A		

CAM Common Area Maintenance

C80A

Current Year Costs	23,557.62
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Administration Fee	.00
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Net Current Year Cost	23,557.62
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Share Factor	Tenant Area / Denominator	86,414 / 243,907	.354291
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Occupancy Factor	Occupancy Days/ Days in Billing Period	90 / 90	1.000000
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Tenant Net Share	Sub to Cap:	.00	8,346.25
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Cap:	.00
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Not Sub to Cap:	.00
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Administration Fee	.00
--------------------	-----

Previously Billed	.00
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Amount Due	8,346.25
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Sales Tax	Tax Rate 1	.00
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Total for this Class	8,346.25
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Total Due:	8,346.25
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JPD920

Weingarten Realty Investors
Recovery Expense Summary report
Period : 2019-01-01 to 2019-03-31

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Batch Number : 297736

E.P. Class : C80A

Lease : 6792

Property : 22050

Kmart Corporation

Prospector's Plaza

Unit : E0A

CAM Common Area Maintenance

	Property Expense	Amount
210	Cleaning	2,391.00
220	Landscaping	5,526.75
240	Parking Lot / Garage	5,051.32
260	Electrical Repairs	1,181.06
270	Utilities - Electric	8,828.05
271	Utilities - Water	579.44
	Expense Totals	23,557.62



INVOICE

Tenant:

Kmart #7471
Kmart Corporation
Store # 7471
c/o Sears, Roebuck and Co.
3333 Beverly Road
Hoffman Estates IL 60179

Make check payable to:

WRI Golden State, L.L.C.
P.O. Box 301074
Dallas TX 75303-1074

				Invoice No.
				528916
Project Number	Project Name	Lease No.	Tenant No	Invoice Date
22050	Prospector's Plaza	6792	122666	4/30/2019

Total Amount Due	55,285.04	Amount Paid	
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Please return this portion with your remittance to ensure proper credit.



INVOICE

Tenant:

Kmart #7471
Kmart Corporation
Store # 7471
c/o Sears, Roebuck and Co.
3333 Beverly Road
Hoffman Estates IL 60179

Make check payable to:

WRI Golden State, L.L.C.
P.O. Box 301074
Dallas TX 75303-1074

				Invoice No.
				528916
Project Number	Project Name	Lease No.	Tenant No	Invoice Date
22050	Prospector's Plaza	6792	122666	4/30/2019
Tax				55,285.04
			Total Amount Due	55,285.04

TERMS: Payment Upon Receipt

Email any questions to leaseinquiries@weingarten.com. Include your lease number on all inquiries and payments for faster and more accurate handling.

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Recoverable Cost Computation
Summary

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Lease: 6792 Kmart Corporation From Date 1/1/2019 Through Date 6/30/2019
Store #: 7471
Property: 22050 Prospector's Plaza Unit No: E0A

TAX Realty Tax

T00A

Current Year Costs	156,044.16
Administration Fee	.00
Net Current Year Cost	156,044.16

Share Factor	Tenant Area / Denominator	86,414 / 243,907	.354291
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Occupancy Factor	Occupancy Days/ Days in Billing Period	181 / 181	1.000000
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Tenant Net Share	Sub to Cap:	.00	55,285.04
	Cap:	.00	
	Not Sub to Cap:	.00	

Administration Fee		.00
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Previously Billed		.00
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Amount Due		55,285.04
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Sales Tax	Tax Rate 1	.00
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Total for this Class		55,285.04
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Total Due:	55,285.04
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Batch Number : 303525

E.P. Class : T00A

Lease : 6792

Kmart Corporation

Unit : E0A

Property : 22050

Prospector's Plaza

TAX Realty Tax

	Property Expense	Amount
100	Taxes - Land	35,207.52
110	Taxes - Improvements	120,659.16
130	Taxes - Other	177.48
Expense Totals		156,044.16

* * * End Of Report * * *